



Planning Proposal

Amendment to the Blacktown Local
Environmental Plan 2015

Riverstone Town Centre

Updated May 2018

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Introduction

This Planning Proposal explains the intended effect of and justification for the proposed amendment to *Blacktown Local Environmental Plan 2015*. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DPE) documents 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals'.

Summary

This Planning Proposal seeks to amend *Blacktown Local Environmental Plan 2015* (BLEP 2015) in order to implement the strategies and recommendations contained within the Riverstone Town Centre Masterplan, as adopted by Council on 22 November 2017. This is Part 1 of a staged approach to implementation of the Masterplan recommendations.

The Masterplan details Blacktown City's strategic direction to shape, manage and revitalise commercial and residential growth within the Riverstone Town Centre over the next 20 years. The Masterplan provides an integrated land use planning and transport plan that responds to the anticipated growth in the area during this period. Our vision for the Riverstone Town Centre is *to create a vibrant, sustainable centre with opportunities for the community*.

Proposed key amendments to BLEP 2015 include:

- i. Upzoning of land within the Town Centre core area to B4 Mixed Use and R4 High Density Residential to enable a mix of commercial, retail and higher density residential uses.
- ii. Changes to planning controls that relate to building heights to allow up to 16 m (5 storeys), 20 m (6 storeys) and 32 m (10 storeys), with a bonus height provision on a key gateway site on land between Pitt Street and Riverstone Parade to enable up to 50 m (15 storeys), subject to a design competition.
- iii. Identification of land to be acquired by Council for community uses.
- iv. Changes to the Design Excellence map to include land within the Riverstone Town Centre.
- v. Changes to the Lot Size Map to align with the proposed zoning changes.

Corresponding changes to Blacktown Development Control Plan 2015 (BDCP 2015) will be required to support the proposed amendments to BLEP 2015. These relate to built form controls, streetscape, access and movement, car parking, public domain, landscaping and open space outcomes, as outlined in the adopted Masterplan.

A copy of the Riverstone Town Centre Masterplan and the supporting economic and feasibility analysis, urban design analysis and transport assessment will accompany this Planning Proposal.

Neighbourhood context

Riverstone is in the north of Blacktown local government area. While the outlying areas of Riverstone are administered under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP), administration of the established areas of Riverstone including the Town Centre remain under BLEP 2015.

Riverstone was one of the first precincts within the North West Growth Area (NWGA) to be rezoned. Residential development in the outlying areas of the suburb is underway with the population in Riverstone anticipated to increase by up to 30,000 over the next 20 years.

Riverstone is an established community dating back to the mid-19th century with a strong rural heritage. The existing Town Centre is located opposite the railway station and comprises a minor shopping centre along Riverstone Parade and strip retail and commercial along Garfield Road East. The area is characterised by one to two storey buildings of varying ages and condition with street and at-grade car parking.

Riverstone West Precinct of the NWGA is located on the western side of the railway line. This Precinct was rezoned for employment uses in 2009. While the Precinct is not yet developed, there is significant potential for future employment opportunities in close proximity to the Riverstone Town Centre.

The Riverstone Town Centre Masterplan study area is located opposite the Riverstone Rail Station on Riverstone Parade. It is bound by the railway line to the west, King Street to the north, Piccadilly Street to the east and Elizabeth Street to the west, and incorporates the existing commercial area east of the railway station (see Figures 1 and 2). The study area is approximately 49.8 ha.

Road and Maritime Services (RMS) are planning a grade-separated railway crossing at Garfield Road as part of their overall network upgrades in response to the increased development of the NWGA. This is a long-term upgrade which is anticipated to be completed in a 15-20 year timeframe. The construction of the Garfield Road overpass will effectively end the viability of Garfield Road as a retail and commercial focus.

The future Garfield Road overpass is the driving force behind the Riverstone Town Centre Masterplan. The Riverstone community, especially businesses, have been in limbo for many years due to delays in finalising the location of a grade-separated crossing. Now that there is commitment from RMS on the alignment of the crossing, we are in a position to progress our Masterplan for the adjacent Town Centre. Implementation of this first stage of the Masterplan will provide much-needed certainty and support to businesses, landowners and the local community. The Masterplan and its recommendations will benefit the Town Centre both before and after the future Garfield Road overpass is constructed.

The land use planning outcomes of the Masterplan are proposed to be implemented in stages. This initial Planning Proposal focuses on the core retail / commercial and higher density residential precincts as identified in the Masterplan. Consideration will be given to rezoning the transitional precincts towards the periphery of the study area in future stages of implementation following a review of market demand.

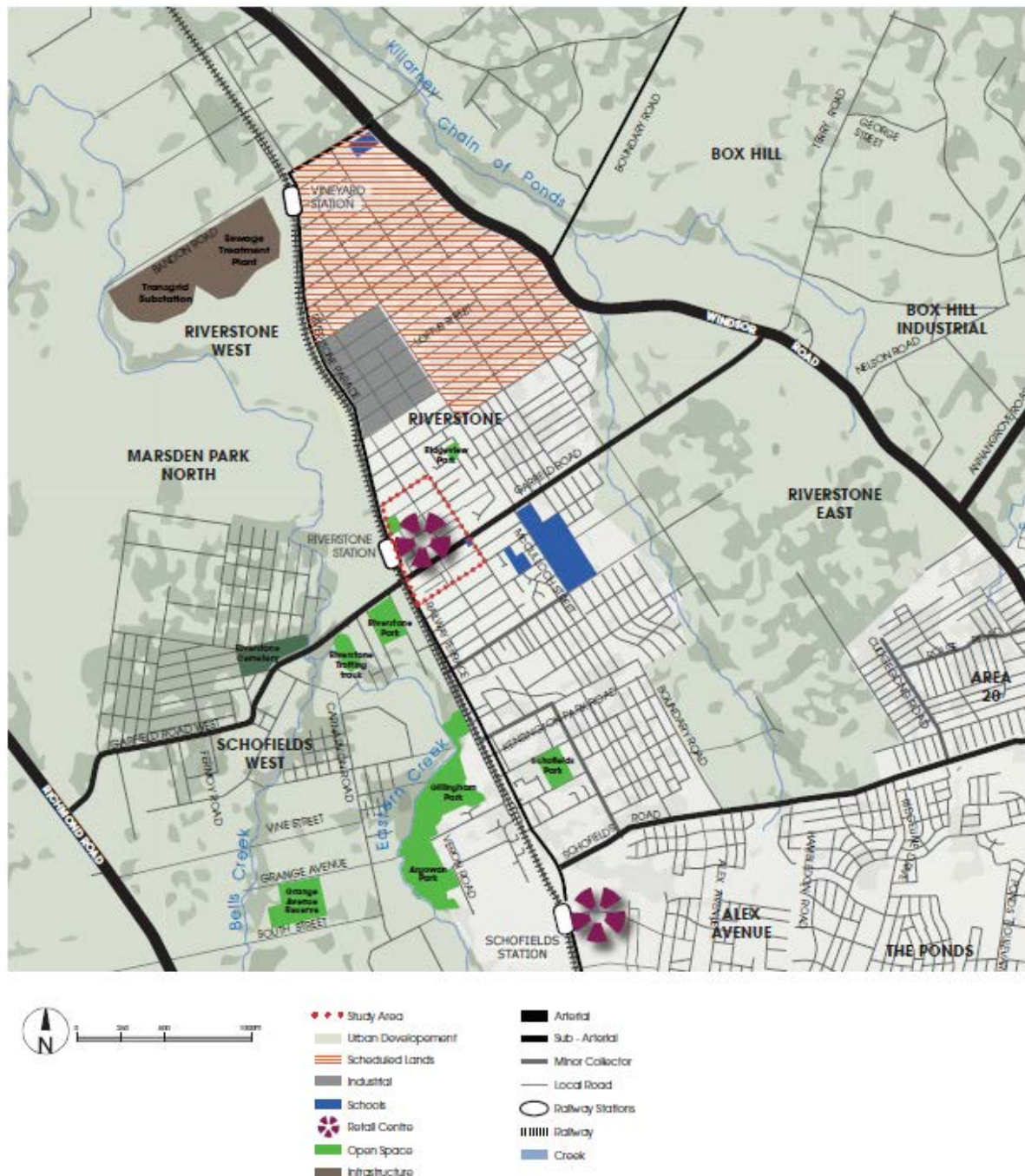


Figure 1: Riverstone Town Centre – locality map in context of North West Growth Areas.

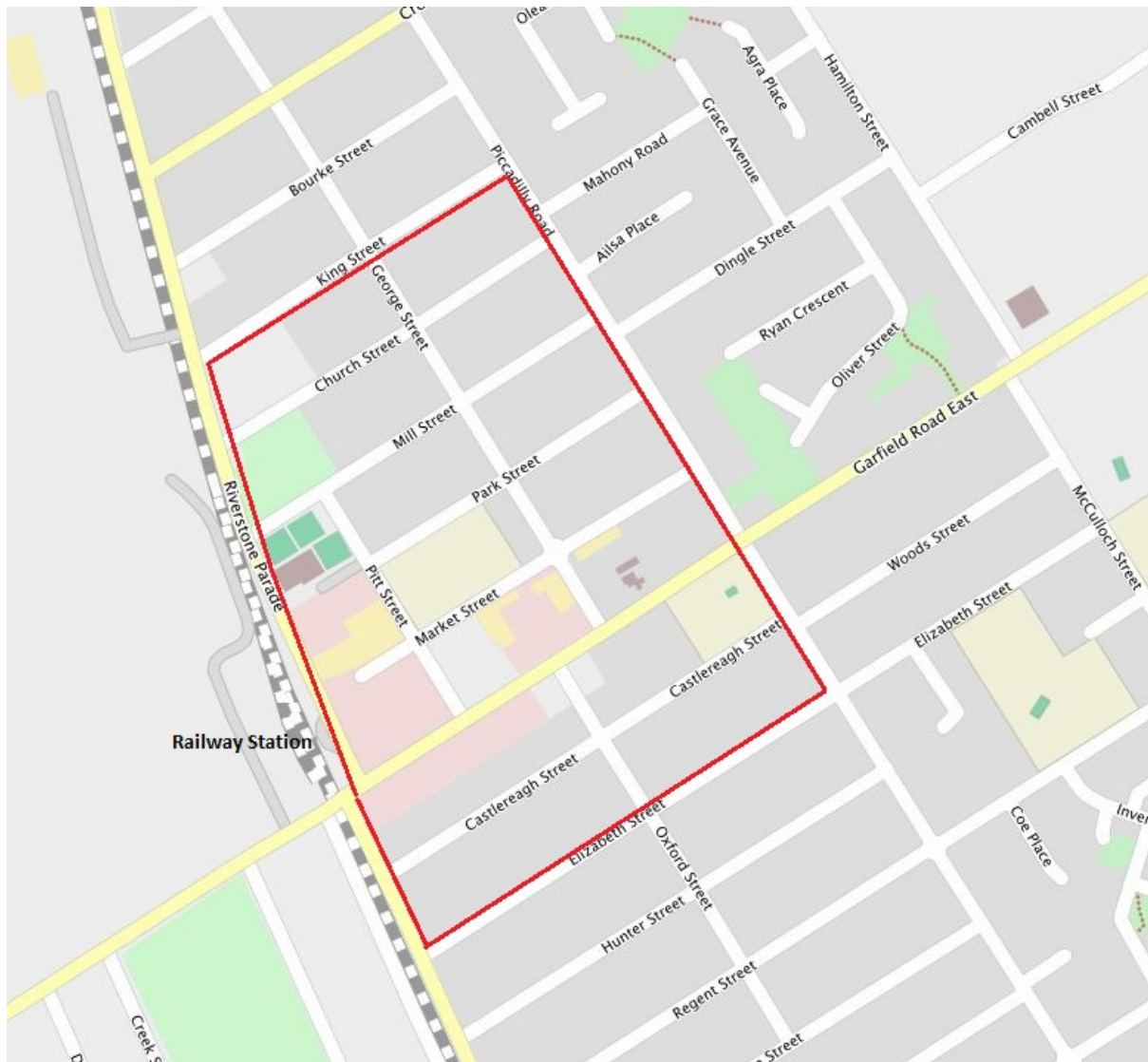


Figure 2: Riverstone Town Centre Masterplan area.

Economic and feasibility analysis

An Economic and Feasibility Analysis was undertaken by AECgroup to inform the Riverstone Town Centre Masterplan. The analysis found that, while the Town Centre is currently in decline, suffers from poor layout and lacks a retail anchor to attract patronage, the current location is appropriate and there are a number of factors which indicate the potential for a successful revitalised Town Centre at this location.

- The Town Centre is located at an established rail station on the T1 line and has good access to other public transport, car parking and exposure to passing traffic.
- Council's investment in community and recreational facilities and the public domain will improve the profile of the Town Centre.
- Riverstone and Alex Avenue Precincts were rezoned in 2010. Residential development of former rural lands within the Town Centre catchment area is underway, which will generate an increase in demand for retail, commercial and

community facilities in the short term. Demand for shop-top housing within the town centre is projected in the medium term.

- Riverstone is located centrally within the NWGA and the Town Centre will benefit from increased patronage from the overall growth in population across the area.
- Development of Riverstone West industrial and business area will increase the catchment for Riverstone Town Centre, both as a destination in itself and as a transport node servicing the employment lands.

Council consideration

Council resolved in July 2016 to prepare and exhibit a draft Masterplan to manage and shape future growth and development in the Riverstone Town Centre. The draft Masterplan was widely exhibited from 22 August to 30 September 2016. The exhibition included four Masterplan options for the redevelopment of the town centre.

In November 2017, Council resolved to adopt Option 2 'The Main Street' for inclusion in the final Masterplan for the Riverstone Town Centre, based on consideration of the comparative performance of each option based on the criteria set out in the Masterplan and community feedback from public exhibition of the draft Masterplan.

In February 2018, Council resolved to:

- "1. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015, and corresponding draft amendments to Blacktown Development Control Plan 2015, to implement the statutory elements of the land use planning strategy outlined in the Riverstone Town Centre Masterplan.*
- 2. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.*
- 3. Implement any conditions attached to a Gateway Determination issued by the Greater Sydney Commission.*
- 4. Exhibit the Planning Proposal concurrently with draft amendments to Blacktown Development Control Plan 2015."*

A copy of the Council resolution to prepare a Planning Proposal is at Appendix 1.

The Planning Proposal

Part 1 – Objectives and intended outcomes

The objective of this Planning Proposal is to amend *Blacktown Local Environmental Plan 2015* (BLEP 2015) to implement the strategies and recommendations contained within the Riverstone Town Centre Masterplan, as adopted by Council on 22 November 2017.

The intended outcome is a statutory framework which will:

- Provide flexibility and incentive for redevelopment in the Riverstone Town Centre by amending zoning and maximum height of building controls.
- Identify key sites where additional development potential may be appropriate subject to a design competition.
- Encourage design excellence in the Riverstone Town Centre to ensure that future development delivers high quality and sustainable building design and an attractive and sustainable public domain.
- Create a transition in density from the Town Centre core area to surrounding lower density residential through a staged approach to implementation.

Part 2 – Explanation of provisions

The proposed objective and intended outcome of the Planning Proposal will be achieved by the following proposed amendments to BLEP 2015.

1. Amend the BLEP 2015 Land Zoning Map (Sheets LZN_006 and LZN_007) to upzone land in the Riverstone Town Centre core area to enable a mix of commercial, retail and higher density residential uses.
2. Amend the BLEP 2015 Height of Buildings Map (Sheets HOB_006 and HOB_007) to allow up to 16 m, 20 m and 32 m in the Town Centre core area.
3. Amend the BLEP 2015 Key Sites Map (Sheet KYS_006) to identify a key site in the Riverstone Town Centre where a bonus building height provision may enable up to 50 m, subject to a design competition.
4. Insert a new clause into Part 7 of BLEP 2015 to encourage high quality design and appropriate levels of activity and/or density in a key gateway site at the heart of the Riverstone Town Centre.
5. Amend BLEP 2015 Design Excellence Map (Sheets DEX_006 and DEX_007) to identify the entirety of the Riverstone Town Centre Masterplan study area as 'Design excellence'.
6. Amend BLEP 2015 Land Reservation Acquisition Map (Sheet LRA_006) to identify a total of 8 lots to be acquired by Council for community uses.
7. Amend BLEP 2015 Lot Size Map (Sheets LSZ_006 and LSZ_007) to remove the minimum subdivision lot size layer from land proposed to be rezoned to B4 or R4.

Note: the proposed amendments to BLEP 2015 are to work in conjunction with proposed amendments to the BDCP 2015 built form controls which will address streetscape, access and movement, car parking, public domain, landscaping and open space outcomes.

A Land zoning

Proposed amendments to BLEP 2015 Land Zoning Map (Sheets LZN_006 and LZN_007). Please refer to maps showing existing land zoning and proposed changes to land zoning at Appendix 2.

Proposed changes to land zoning

1. Land bound by Church Street, Piccadilly Street, Park Street, Riverstone Parade and Mill Street Park is to be rezoned to R4 High Density Residential. This will permit high density residential development in close proximity to Riverstone Railway Station and the new Town Centre core area. The area proposed to be rezoned to R4 supports the proposed new Town Centre core.

This area is currently zoned R2 Low Density Residential, with the exception of the Riverstone-Schofields Memorial Club on the corner of Mill Street and Riverstone Parade which is zoned RE2 Private Recreation. The proposed rezoning across the Town Centre area will refocus business, community and recreation activities into the new core area along Market Street.

2. Land bound by Park Street, Piccadilly Street, Market Street and Pitt Street is to be rezoned to B4 Mixed Use. The proposed rezoning will assist in refocussing core Town Centre activity along Market Street, which is to function as the new main street. The B4 zone will permit development of shop top housing above retail, commercial, entertainment and community uses within the new Town Centre core area. Moving the Town Centre core from Garfield Road East to Market Street will overcome current issues with a Town Centre bisected by an arterial road with limited pedestrian access, and facilitate the establishment of a revitalised, pedestrian-friendly Town Centre in an orderly manner prior to construction of the rail overpass at Garfield Road.

This area spans two blocks and is currently zoned R2 Low Density Residential.

3. Land bound by Garfield Road East, Railway Terrace, Castlereagh Street and the existing school is to be rezoned R4 High Density Residential. The area proposed to be rezoned extends one block south of Garfield Road East and almost the full width of the study area projecting east from the railway line.

The current zoning of this area is R2 Low Density Residential with a strip of B2 Local Centre zone along the southern side of Garfield Road East, reflecting the existing location of the Town Centre main street. The proposed rezoning will assist in refocussing core Town Centre retail / commercial activity along Market Street, which is to function as the new main street. The R4 zoning will provide for high density residential development in close proximity to the Town Centre and the railway station along a key transport route.

B Building height

This Planning Proposal proposes to amend the BLEP 2015 Height of Buildings Map (Sheets HOB_006 and HOB_007). Additional height is focussed around the heart of the new proposed Main Street and within 400 m of the railway station, stepping down progressively in height with distance from the railway station. Please refer to maps showing existing maximum building height and proposed changes to maximum building height at Appendix 2.

In addition, this planning proposal seeks to insert a new clause into BLEP 2015 Part 7, which will provide for incentive heights above those set in the Height of Building maps for key sites. Please refer to C 'Key Sites' and D 'Insertion of New Clause for Incentive Heights', below.

Proposed changes to building height

1. A maximum height of building control of 32 m (10 storeys) is proposed for the land located directly adjacent to the train station and predominantly within 400 m of the railway station, bound by Mill Street, George Street, Garfield Road East and Riverstone Parade. The land is located at the heart of the Town Centre and is proposed to be zoned B2, B4 and R4.
2. A maximum height of building control of 20 m (6 storeys) is proposed for the land bound by Mill Street Park, Church Street, Piccadilly Street, Market Street (opposite the swimming centre), George Street and Mill Street. This land is proposed to be rezoned partly R4 and partly B4. This area of land is greater than 400 m from the railway station.
3. A maximum building height control of 16 m (5 storeys) is proposed for the land south of Garfield Road East bound by Garfield Road East, Railway Terrace, Castlereagh Street and the school site. This land is proposed to be rezoned R4 High Density Residential.

C Key sites

This Planning Proposed seeks to amend BLEP 2015 Key Sites Map (Sheet KYS_006) to identify land zoned B2 in the immediate vicinity of the train station bound by Pitt Street, Garfield Road East and Riverstone Parade as a key site. Please refer to the Proposed Key Sites Map at Appendix 2.

The key site will identify land to which a proposed new Clause 7.16 will apply.

D Insertion of new clause for incentive heights

This Planning Proposal seeks to insert a new clause into Part 7 of BLEP 2015 to encourage high quality design and appropriate levels of activity and/or density in a key gateway site at the heart of the Riverstone Town Centre.

Proposed new Clause 7.16

Clause 7.16 Incentive heights for key sites in the Riverstone Town Centre

- (1) This clause applies to land identified as "clause 7.16" on the Key Sites Map.
- (2) The objective of this clause is to encourage additional commercial and/or residential development in the Riverstone Town Centre that achieves design excellence through an architectural design competition.
- (3) The consent authority may consent to development on land to which this clause applies up to a maximum height of buildings of 50 metres, if an architectural design competition has been held to the satisfaction of Council in relation to the proposed development.

The new clause applies to the area identified on the key site map. This site has been identified as it has the potential to provide:

- iconic built form outcomes demonstrating design excellence
- additional residential development yields very close to the railway station
- improvements to the public domain and streetscape
- additional opportunities for mixed use development, increasing the diversity of employment, retail and commercial opportunities.

The additional development potential of a proposed development on a key site or part thereof will be considered on merit by the consent authority as part of the assessment of a development application (DA). The DA will need to address all potential impacts, including traffic and circulation, environmental and amenity impacts, as well as the proposal's consistency with the Masterplan, its objectives and identified outcomes.

The requirement for an architectural design competition is intended to encourage innovative design solutions that achieve high quality, well designed development which responds to the gateway site and its role in the Town Centre. The architectural design competition will need to be consistent with prescribed Design Excellence Guidelines. Council are in the process of preparing the Design Excellence Guidelines.

E Design excellence

This Planning Proposal seeks to amend BLEP 2015 Design Excellence Map (Sheets DEX_006 and DEX_007) to identify the entirety of the Riverstone Town Centre Masterplan study area as 'Design excellence'. Please refer to Proposed Design Excellence Map at Appendix 2.

The application of Clause 7.7 'Design excellence' to the Riverstone Town Centre masterplanned area is intended to ensure that future development delivers the highest standard of architectural and urban design outcomes.

F Land reservation acquisition

This Planning Proposal seeks to amend BLEP 2015 Land Reservation Acquisition Map (Sheet LRA_006) to identify a total of 8 lots to be acquired by Council for community uses to enable implementation of the Masterplan. The lots are currently zoned R2 Low Density Residential and are predominantly stand-alone one or two storey dwelling houses, with 18 Market Street used as the Riverstone-Schofields branch of the RSL. The total area to be acquired is 4695.8 m² which is approximately 23% of the total block.

The lots identified for future acquisition are located within the block bounded by Park Street, George Street, Market Street and Pitt Street. This block in its entirety has been identified as the site of future community facilities to service the NWGA since at least 2010, when Section 94 Contributions Plan No 20 Riverstone and Alex Avenue Precincts was prepared. Contributions Plan No 20 identified the 8 lots for future acquisition, with the estimated cost of acquisition apportioned over 4 precincts considered to benefit from the future community facilities. The future use of the block was reiterated in the Riverstone Town Centre Masterplan, which identified various community uses including a library, child care, community resources hub and village green.

Please refer to the map of Land to be acquired by Council for community use at Appendix 2.

G Minimum subdivision lot size

This Planning Proposal seeks to amend BLEP 2015 Lot Size Map (Sheets LSZ_006 and LSZ_007) to remove the minimum subdivision lot size layer from land which is proposed to be rezoned to B4 or R4. Under the proposed rezoning, land is anticipated to be consolidated to enable more intense development. A minimum lot size of 450 m² is not an appropriate planning control for the proposed new zones. Please refer to the proposed Lot Size Map at Appendix 2.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Yes. The Planning Proposal facilitates the implementation of the strategies and recommendations contained within the Riverstone Town Centre Masterplan, as adopted by Blacktown City Council on 22 November 2017. The Masterplan is consistent with Blacktown Planning Strategy 2036 and with the relevant metropolitan and regional strategic planning framework.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Implementation of the Riverstone Town Centre Masterplan entails change to the statutory framework for the area in order to achieve the objectives of encouraging growth through flexible design controls, promoting high quality building design and creating an attractive and sustainable public domain. Amendment to BLEP 2015 can only be achieved by means of a Planning Proposal.

Section B – Relationships to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

(a) Greater Sydney Region Plan 2018

The Greater Sydney Region Plan, *A metropolis of three cities – connecting people*, released March 2018, sets out a vision for Greater Sydney which aims to rebalance the region by placing housing, jobs, services, infrastructure and quality public and private spaces within easier reach of more residents. This vision is translated into 10 Directions for achieving the 30 minute city across a metropolis of three connected cities.

This Planning Proposal generally supports the principles in *A metropolis of three cities*, seeking to cluster increased residential density, community facilities, essential services and retail, commercial and employment opportunities close to key public transport infrastructure, in a high quality, well-designed environment which creates great places to live, recreate, socialise and work.

This Planning Proposal specifically supports the following Directions and Objectives in *A metropolis of three cities*.

- Direction: A city for people
 - Objective 7: Communities are healthy, resilient and socially connected.
- Direction: A city of great places
 - Objective 12: Great places that bring people together.
- Direction: Jobs and skills for the city
 - Objective 22: Investment and business activity in centres.

(b) Central City District Plan 2018

The 2018 Greater Sydney Region Plan identify Blacktown LGA as located within the Central City District. The Riverstone Town Centre is located in the land release area to the west of the District. The priorities of the Central City District Plan include to create healthy, integrated, liveable places which offer opportunities for socially connected communities, to increase housing supply, choice and affordability, with access to jobs and services, and to renew centres creating employment opportunities and great places to live.

This Planning Proposal supports the following in the Central City District Plan 2018.

- Planning Priority C4: Fostering healthy, creative, culturally rich and socially connected communities.
- Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage.
- Planning Priority C10: Growing investment, business opportunities and jobs in strategic centres.

The adopted Masterplan will provide for a new main street spine to the Riverstone Town Centre which connects retail, commercial, community, residential, school and sporting uses in a highly permeable layout which encourages walking and use of public transport.

The planning controls which this Planning Proposal seeks to implement for the Riverstone Town Centre area, supported by site-specific amendments to the Blacktown Development Control Plan (DCP), are intended to facilitate well-designed public places and spaces with high levels of amenity and functionality. Identifying the entirety of the Riverstone Town Centre masterplanned area as land to which BLEP 2015 Clause 7.7 applies will require all DAs to exhibit 'design excellence' to the satisfaction of the consent authority. Clause 7.7 prescribes matters to which the consent authority must have regard when considering whether a development satisfies the clause.

As an established town centre, there is significant community interest in preserving links to Riverstone's heritage. This is reflected in the retention of a Main Street layout with a 'country town' aspect, whereby at the street level built form will be permitted to a maximum height of two stories with setbacks maximised above two stories. This will activate the streets creating a vibrant environment while reducing the appearance of bulk at street level. The Masterplan also provides for retention and preservation of listed heritage items including the Parrington Terrace strip of shops, the Bicentennial Museum and Riverstone Police Station.

4. Is the Planning Proposal consistent with a Council's Local Strategy or other Local Strategic Plan?

The *Blacktown Planning Strategy 2036* is our key strategic land use planning document to facilitate and manage future growth and development within the City of Blacktown to 2036. The document identifies that by 2036, Blacktown LGA is predicted to grow to approximately 500,000 people and 180,000 dwellings.

Key strategies and actions under the strategy include:

- Strategy 5: Planning for urban renewal. Prepare and implement a detailed masterplan for Riverstone as one of the key Urban Renewal Precincts within the City.
- Strategy 6: Planning for housing. Investigate an increase in housing densities through the preparation of masterplans for the nominated Urban Renewal Precincts within the City. Riverstone is a nominated Urban Renewal Precinct.
- Strategy 3: Planning for a growing population. Plan for the predicted population growth by ensuring there is sufficient zoned and serviced land to meet the increased demand in housing, employment, infrastructure, open space and recreation, culture and entertainment and community services and facilities.

This Planning Proposal will facilitate implementation of the adopted Riverstone Town Centre Masterplan. This specifically implements Strategy 5 and Strategy 6 of the *Blacktown Planning Strategy 2036* and supports Strategy 3.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

A review of State Environmental Planning Policies (SEPPs) has been undertaken and the consistency of the Planning Proposal with the applicable SEPPs is summarised in the table below.

This Planning Proposal does not contain provisions that will contradict or would hinder the application of these SEPPs. Further assessment against the relevant SEPPs will be undertaken during the DA stage.

While the outlying areas of Riverstone are administered under the Growth Centres SEPP, administration of the established areas of Riverstone including the Town Centre remain under BLEP 2015. Land to which the Growth Centres SEPP applies will form a large part of the catchment which Riverstone Town Centre will service. This Planning Proposal does not seek amendments which would inhibit the operation of the Growth Centres SEPP.

SEPP	Comment
SEPP No 1 Development Standards	Not applicable The Provisions of SEPP 1 do not apply pursuant to Clause 1.9(2) of BLEP 2015.
SEPP No 19 Bushland in Urban Areas	Consistent The Riverstone Town Centre (RTC) masterplanned area is located at the existing town centre. The land has been developed previously and the presence of urban bushland is minimal. The potential application of this SEPP will be considered and addressed at DA stage.
SEPP No 33 Hazardous and Offensive Development	Not applicable This Planning Proposal does not propose a land use zoning which would permit development for industries which are hazardous, potentially hazardous, offensive or potentially offensive.
SEPP No 55 Remediation of Land	Consistent The 'Riverstone Precinct Land Capability and Contamination Report' prepared by SMEC for Growth Centres Commission NSW, dated November 2007, included Riverstone Town Centre in the study area. This assessment did not identify any contamination constraints which would preclude this Planning Proposal. Site-specific contamination studies will be assessed at DA stage.

SEPP No 64 Advertising and signage	Not applicable The SEPP may be relevant to future DAs.
SEPP No 65 Design Quality of Residential Apartment Development	Consistent The Planning Proposal does not seek amendment which is inconsistent with SEPP 65. SEPP 65 is likely to apply to future development.
SEPP (Affordable Rental Housing) 2009	Consistent The Planning Proposal does not seek amendment which is inconsistent with this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent The Planning Proposal does not seek amendment which is inconsistent with this SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent The Planning Proposal does not seek amendment which is inconsistent with the Education SEPP. This SEPP may apply to future development.
SEPP (Exempt and Complying Development Codes) 2008	Consistent The Planning Proposal does not seek amendment which is inconsistent with this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent The Planning Proposal does not seek amendment which is inconsistent with the Seniors SEPP. This SEPP may apply to future development.
SEPP (Infrastructure) 2007	Consistent The Planning Proposal does not seek amendment which is inconsistent with the ISEPP. This SEPP may apply to future development.
SEPP (State and Regional Development) 2011	Consistent The Planning Proposal does not seek amendment which is inconsistent with this SEPP.
SEPP (Sydney Region Growth Centres) 2006	Consistent The RTC masterplanned area is not administered under the Growth Centres SEPP. However, RTC is surrounded by land to which the Growth Centres SEPP applies and which will form the catchment area to be serviced by RTC. The Planning Proposal does not seek amendment which is inconsistent with the Growth Centres SEPP.
Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)	Consistent The intensification of use and residential density which would result from the Planning Proposal is not inconsistent with SREP No 20. Development must demonstrate compliance with SREP No 20, assessed at DA stage.

6. Is the Planning Proposal consistent with applicable Ministerial Directions?

The Section 9.1 Ministerial Directions (under Section 9.1(2) of the Environmental Planning and Assessment Act 1979) provide local planning direction and are to be considered when rezoning land. The proposed amendment is consistent with Section 9.1 Directions issued by the Minister for Planning and Infrastructure.

The following table outlines the consistency of the Planning Proposal to relevant Section 9.1 Directions:

Direction		Consistency
1 Employment and Resources		
1.1	Business and Industrial Zones	<p>Consistent</p> <p>The Planning Proposal seeks to revitalise the Riverstone Town Centre by creating a new 'Main Street' and shifting the commercial and retail core away from a disruptive arterial road location and site of a planned rail overpass. The total area zoned B2 Local Centre will decrease slightly as a 1.3 ha strip of B2 zoned land south of Garfield Road East is proposed to be rezoned R4. However, this is compensated by the introduction of 4.2 ha of B4 Mixed Use zone and increased building height limits. The area of B2 zoned land north of Garfield Road East and directly adjacent to the railway station will not be reduced.</p> <p>The proposed amendments will encourage developer interest and investment in the Town Centre and the creation of additional residential potential will generate demand for retail and commercial services which will contribute to the viability and sustainability of the Town Centre. The proposed amendments include identifying the Riverstone Town Centre as an area to which Clause 7.7 'Design excellence' applies, ensuring that all new development which requires consent must contribute to natural, cultural, visual and built character values.</p> <p>The location of the Town Centre is suitable for the proposed increase in density and yield, being on the Richmond rail line, accessible from key arterial roads and in the centre of the North West Growth Area.</p> <p>Development yield estimates and analysis are provided in the attached Riverstone Town Centre Masterplan.</p>
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural lands	Not applicable
2 Environment and Heritage		
2.1	Environment Protection Zones	<p>Not applicable</p> <p>The subject area is an established Town Centre which is predominantly clear of vegetation. There is no Environment Protection Zone within nor adjacent to the subject area.</p>

2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	<p>Consistent</p> <p>The Riverstone Town Centre area contains a number of European heritage items identified in BLEP 2015. This Planning Proposal does not seek amendment to the Heritage Map nor to Clause 5.10 Heritage Conservation.</p> <p>Acknowledgement of the history and heritage of Riverstone within the Town Centre was an important concern raised during community consultation on the Masterplan.</p> <p>The Masterplan provides for the preservation of key heritage items within the Riverstone Town Centre Area. This includes provision to establish a curtilage around key heritage buildings, enhance key sites by establishment of surrounding public domain, provision of heritage interpretation materials and signage, and incorporation of design elements (such as choice of landscaping, paving, lighting, street furniture, views, building setbacks) which communicate a sense of heritage. Please refer to the Masterplan for further detail.</p> <p>There are no known items, objects, areas or places of indigenous heritage significance in the Riverstone Town Centre area.</p>
2.4	Recreation Vehicle Areas	Not applicable
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3 Housing, Infrastructure and Urban Development		
3.1	Residential Zones	<p>Consistent</p> <p>The Planning Proposal seeks to amend zoning from R2 Low Density Residential to R4 High Density Residential and B4 Mixed Use. This will provide for development including apartments and shop top housing located within an established Town Centre in an area well serviced by amenities and public transport. This will increase the choice of building types and encourage increased usage of existing and revitalised public infrastructure and public transport. The proposed increase in building height will encourage more efficient use of the available land. The proposed identification of the Riverstone Town Centre area as land to which Clause 7.7 Design Excellence applies will encourage good design in new development in the area.</p>
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	<p>Not applicable</p> <p>The Planning Proposal is not inconsistent with this Direction.</p>

3.4	Integrating Land Use and Transport	<p>Consistent</p> <p>The Riverstone Town Centre masterplan is consistent with the aims, objectives and principles of the referenced documents <i>Improving Transport Choice</i> and <i>The Right Place for Business and Services</i>. The urban design strategy strongly supports integration of land use with access to transport options. The masterplan proposes to:</p> <ul style="list-style-type: none"> • cluster high density and high yield development around a core retail/commercial core and within walking distance of public transport • encourage shared usage of centrally-located multi-storey car parking to encourage multi-purpose trips and minimise trip-generating development • improve pedestrian safety and access • improve the appeal of public transport usage (rail and bus). This in turn will increase the incidence of walking or cycling to public transport nodes • increase linkages and permeability within the Town Centre area and linkages to the neighbouring area eg pedestrian bridge to Riverstone West Precinct (future employment area) • integration of cycleways and shared paths within the masterplanned area with the precinct-wide cycle network • address local connectivity north and south of Garfield Road following the overpass • discourage heavy vehicle traffic in the Town Centre.
3.5	Development Near Licensed Aerodromes	Not applicable
4 Hazard and Risk		
4.1	Acid Sulphate Soils	<p>Not applicable</p> <p>The Riverstone Town Centre is located in an established area which is identified on the Acid Sulfate Soils Planning Map for Springwood-Riverstone as having 'no known occurrences of acid sulphate soil materials'.</p>
4.2	Mine Subsidence and Unstable Land	<p>Not applicable</p> <p>The site is not identified as being within a Mine Subsidence District.</p>
4.3	<i>Flood Prone Land</i>	<p>Justifiable inconsistency</p> <p>The majority of the Riverstone Town Centre is identified as 'flood prone land', being land susceptible to flooding by the probable maximum flood (PMF) event (as defined in the <i>Floodplain Development Manual 2005</i>).</p> <p>Land to the west of the Town Centre is identified</p>

		<p>as land at or below the level of a 1:100 Average Recurrence Interval (ARI) flood event.</p> <p>BLEP 2015 contains Clause 7.1 'Flood planning' which gives effect to the NSW Flood Prone Land Policy. This Planning Proposal does not seek to amend or remove this provision and is therefore consistent with paragraph (4) of Direction 4.3.</p> <p>The Planning Proposal is inconsistent with paragraphs (5) and (6) of Direction 4.3 in that it seeks to rezone land within a flood planning area from RE2 Private Recreation to R4 High Density Residential and set development controls on the rezoned land.</p> <p>Flood affectation is a recognised constraint for development in the Riverstone Town Centre study area. Blacktown Council has strong flood risk management tools in place to ensure development is carried out in accordance with the principles and guidelines of the <i>Floodplain Development Manual 2005</i>. These include BLEP 2015 Clause 7.1, Blacktown Council Engineering Guide for Development and the Blacktown Development Control Plan 2015. The Masterplan identifies land where intensification of development is considered unsuitable due to flood risk (land which is at or below 2.5 m below the 1:100 year flood level) ie land between Church Street and King Street, addressing Riverstone Parade.</p> <p>The inconsistency is considered to be justifiable given the strong flood management tools in place which must be satisfied before any development receives consent.</p>
4.4	Planning for Bushfire Protection	<p>Not applicable</p> <p>The Riverstone Town Centre area is not identified as bushfire prone land.</p>
5 Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchment	Not applicable
5.3	Farmland of State and Regional significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5	<i>Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18/6/10)</i>	
5.6	<i>Sydney to Canberra Corridor (Revoked 10/7/08)</i>	
5.7	<i>Central Coast (Revoked 10/7/08)</i>	
5.8	Second Sydney Airport: Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable

5.10	Implementation of Regional Plans	<p>Consistent</p> <p>The Planning Proposal will facilitate the revitalisation of an established town centre, creating a vibrant and resilient retail and commercial core which will provide local services and jobs to support the rapid residential expansion in the NWGA, clustered at a rail station and sites for potential additional residential density. This supports the Greater Sydney Region Plan 2018 <i>A Metropolis of Three Cities – connecting people</i> directions and objectives:</p> <ul style="list-style-type: none"> • Direction: A city for people <ul style="list-style-type: none"> ◦ Objective 7: Communities are healthy, resilient and socially connected. • Direction: A city of great places <ul style="list-style-type: none"> ◦ Objective 12: Great places that bring people together. • Direction: Jobs and skills for the city <ul style="list-style-type: none"> ◦ Objective 22: Investment and business activity in centres. <p>See also Section B(3) of this Planning Proposal.</p>
6 Local Plan Making		
6.1	Approval and Referral Requirements	<p>Consistent</p> <p>This Planning Proposal does not seek to introduce additional provisions into the LEP which will require the concurrence, consultation or referral of a DA to a Minister or public authority, nor seek to identify development as designated development.</p> <p>The Planning Proposal does seek to identify land in the Riverstone Town Centre study area as land to which the existing BLEP 2015 Clause 7.7 'Design excellence' applies. The Riverstone Town Centre will be a high-profile area with potential to accommodate a significant increase in custom; at the same time it has strong community interest in and support for its rich history. In this context it is considered appropriate to seek to apply Clause 7.7 to ensure that new development is appropriate for the location and relationship with other development, respects the heritage of the Riverstone area, considers the public domain, accessibility and circulation requirements and exhibits high standards of architectural design.</p> <p>The Planning Proposal also seeks to introduce a new Clause 7.16 'Incentive heights for key sites in the Riverstone Town Centre'. This new clause is intended to apply to identified key sites located directly opposite the railway station and will only be triggered if a DA seeks additional building height at these sites. The application of a requirement for an architectural design competition is considered appropriate to promote innovative design solutions that achieve high quality buildings and spaces on key sites in the</p>

		Town Centre which respond to the context of the site, its role in the Town Centre and which suitably address all potential impacts and consistency with the Masterplan.
6.2	Reserving Land for Public Purposes	<p>Consistent</p> <p>This Planning Proposal seeks to identify a total of 8 sites as land reserved for acquisition by Council for community uses. This is considered to be necessary to enable the implementation of the Masterplan and provide sufficient consolidated land to serve the needs of a growing community, in a suitable location in close proximity to key public transport and the new Town Centre core. Location of community facilities centrally to the new Main Street is fundamental to the creation of a vibrant and connected Town Centre, featuring key destinations, essential open space and public domain in a walkable context.</p> <p>Blacktown City is the relevant public authority for acquisition of the land which this Planning Proposal seeks to identify as land to be reserved for future acquisition. We agree to the identification of the 8 sites for future acquisition for use as a community resources hub servicing the Riverstone, Alex Avenue, Riverstone East and Area 20 Precincts.</p>
6.3	Site Specific Provisions	Not applicable
7 Metropolitan Planning		
7.1	Implementation of Greater Sydney Region Plan: A metropolis of three cities	Consistent
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	<p>Consistent</p> <p>The Riverstone Town Centre is not located within the NWGA.</p> <p>The outlying areas of Riverstone are located within the NWGA and form an essential part of the catchment for the Town Centre. This Planning Proposal does not seek amendments to BLEP 2015 which will be inconsistent with the implementation of the North West Priority Growth Area Land Use and Infrastructure Implementation Plan. The Planning Proposal seeks to revitalise the Riverstone Town Centre, which will provide local services and employment opportunities for the future residents within the NWGA.</p>
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and	Not applicable

	Infrastructure Implementation Plan	
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable

Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The Riverstone Town Centre is an existing site, established in the mid-19th Century. There are no known critical habitats or threatened species, populations or ecological communities in the study area.

8. Are there any other likely Environmental Effects as a result of the planning proposal and how are they proposed to be managed?

The majority of the Riverstone Town Centre is identified as 'flood prone land', being land susceptible to flooding by the probable maximum flood event. Much of the Town Centre is identified as a Low Flood Risk Precinct in Blacktown Council's GIS mapping.

The Masterplan considered flood risk and notes that mitigation measures must be taken into account at DA stage in the design of specific developments, in accordance with BLEP 2015 Clause 7.1 and the requirements of the Blacktown City Council Engineering Guide for Development 2005 and Blacktown Development Control Plan 2015 (DCP). While it is acknowledged that not all areas will be suitable for development due to flood risk, it is not considered that the level of flood affectation warrants precluding the opportunity for development in appropriate locations within the study area which demonstrate they are capable of satisfying safety requirements.

Blacktown Local Environmental Plan 2015 Clause 7.1 'Flood planning' applies to development in the Riverstone Town Centre. This provides that development consent must not be granted unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land;
- (b) will not significantly adversely affect flood behaviour;
- (c) incorporates appropriate measures to manage risk to life from flood;
- (d) will not significantly adversely affect the environment; and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

Land to the west of the Town Centre is identified as a Moderate or High Flood Risk Precinct. The Masterplan recognises flood affectation as a constraint on development in the study area. Intensification of development is not proposed on land which is significantly affected by flood risk, such as the land between Church Street and King Street addressing Riverstone Parade as this land is at or below 2.5 m below the 1:100 year flood level.

The Planning Proposal will facilitate the revitalisation of a town centre economy, provision of additional community facilities and intensification of residential density in close proximity to public transport and a high order road network. Clustering development in an appropriate location to which design excellence requirements apply will encourage environmentally sustainable development through design, permeable street layout, integration with local and regional cycleways, multi-purpose trips and use of public transport.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Revitalisation will have a positive social and economic impact

The Planning Proposal, by facilitating the implementation of the Riverstone Town Centre Masterplan, will have a positive social and economic impact on the local community. Revitalisation of the Town Centre will provide much-needed local services and employment opportunities for the catchment area which includes the rapidly developing North West Growth Area.

The Masterplan includes a number of measures aimed at increasing the cohesion and vitality of the Town Centre. These include provision of a community resources hub to meet the needs of the Riverstone, Alex Avenue, Riverstone East and Area 20 Precincts within the NWGA. A new Village Square will be located adjacent to the community resources hub along the new retail / commercial core, creating a shared community destination. The existing Riverstone Swimming Centre will be redesigned and better incorporated within the greater Town Centre area.

The proposed rezoning across the Town Centre area will refocus business, community and recreation activities into the new core area along Market Street, providing opportunities to support the community in the future.

Economic analysis

An Economic and Feasibility Analysis was undertaken by AECgroup to inform the Riverstone Town Centre Masterplan and assist in identifying the range and scale of uses that may be feasible for the Town Centre. The analysis found that, while the Town Centre is currently in decline, suffers from poor layout and lacks a retail anchor to attract patronage, the current location is appropriate and there are a number of factors which indicate the potential for a successful revitalised Town Centre at this location.

- The Town Centre is located at an established rail station on the T1 line and has good access to other public transport, car parking and exposure to passing traffic.
- Council's investment in community and recreational facilities and the public domain will improve the profile of the Town Centre.
- Riverstone is located centrally within the NWGA and the Town Centre will benefit from increased patronage from the overall growth in population across the area.
- Riverstone and Alex Avenue Precincts were rezoned in 2010. Residential development of former rural lands within the Town Centre catchment area is underway, which will generate an increase in demand for retail and commercial services and community facilities in the short term.
- Demand for residential apartments is projected for the short term, providing more diversity in dwelling choice as land prices continue to rise in the greater Sydney area.
- Demand for shop-top housing within the town centre is projected in the medium term. New residents within the Town Centre will further increase demand and contribute to the sustainability and vitality of the Centre.

Challenges to the redevelopment of the Riverstone Town Centre include existing-use land values, small lot patterns, fragmented land ownership and competition from new centres in NWGA. The Analysis suggests that initial development is likely to deliver high density residential development as this provides a quick win for developers. This, however, will allow a critical mass of residents to build, generating demand for non-residential uses and encouraging investment in the development potential of the new Town Centre core along Market Street. Investment in the two blocks largely in Council ownership, redeveloping the Swimming Centre and establishment of a multi-functional Community Resources Hub and

Village Square (with potential for shop top housing above), will provide significant improvement in the public domain and general perception of the area, provide a purposive destination and generate additional demand for retail and commercial services. Consideration will be given to rezoning the transitional precincts towards the periphery of the study area in future stages of implementation following a review of market demand.

It is noted that the estimate of population and dwelling growth in the NWGA in the Analysis is based on dwelling completion rates between 2011 and 2014. In our opinion, this will not provide an accurate portrayal of the current rate of growth in the NWGA. During the initial years following the rezoning of large areas of undeveloped land, few dwellings are likely to be completed. The initial development phase must necessarily concern subdivision of large tracts of land, construction of roads, drainage and other civil infrastructure and provision of essential utilities infrastructure before the first dwelling is constructed. Therefore retail, commercial, community, recreation, transport and residential demand may occur more rapidly than forecast in the Economic and Feasibility Analysis.

Development yield estimates

The Economic and Feasibility Analysis has estimated long-term development yields resulting from the adopted Masterplan option.

- Retail floorspace 12,373 m², plus a major supermarket at 4,000 m² floorspace.
- Commercial floorspace 9,373 m²
- Residential floorspace 475,561 m² or approximately 3,800 units.
- Community facilities floorspace 5,000 m².

Social infrastructure

The Masterplan provides for additional social infrastructure to accommodate the intensification of use in a revitalised Town Centre. The block bounded by Pitt Street, Park Street, Market Street and George Street is identified in the Riverstone Precinct Plan under the Growth Centres SEPP as the site of a new Community Resources Hub and Village Green, providing for the additional potential population in the Town Centre as well as surrounding areas. The hub is to include a library, child care, youth support, cultural, community and social service functions and multi-purpose areas available for a range of community uses. The existing Swimming Centre has the potential to be redeveloped to provide a comprehensive new sports facility for the local community. Significant open space is also to be retained at Mill Street Park, with the potential for additional open space to be considered in the future if the Council Depot site between King Street and Church Street is relocated.

Heritage

The Masterplan acknowledges the importance of Riverstone's heritage and provides for a number of means to retain and celebrate local cultural heritage. This includes the retention of a Main Street layout with a 'country town' aspect, preservation of listed heritage items and their integration within the Town Centre, interpretative signage linking to Aboriginal and European cultural heritage, proposed site-specific development controls intended to preserve heritage aspects such as curtilage requirements, building setbacks at upper levels, preferred colour schemes, finishes and materials.

Section D – State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

Transport, roads and traffic

A Transport Assessment was undertaken by ARUP to support the development of the Masterplan. The Assessment found a high level of dependency on private vehicles, limited frequency of and access to public transport, limited pedestrian and cycling facilities, significant heavy vehicle traffic and significant traffic congestion in the Riverstone Town Centre. A copy of the Traffic Assessment will accompany this Planning Proposal.

There are a number of planned updates to public infrastructure which will support the proposed intensification of use envisioned by the Masterplan.

- Garfield Road is the primary east-west road connection for the Riverstone Town Centre. It has been identified by RMS as a future road corridor with upgrades to the road infrastructure to be delivered by the time the NWGA reaches approximately 75% of population and employment development. The upgrade is to include a grade-separated crossing of the railway line which will assist in relieving traffic congestion.
- RMS is in the process of planning a major upgrade to Bandon Road. This will create an east-west corridor between Richmond Road, Marsden Park and Windsor Road at Vineyard, north of the Riverstone Town Centre. The corridor includes provision for a grade-separated crossing of the railway line. The proposed upgrade to Bandon Road is to be delivered by the time the NWGA reaches approximately 25% of population and employment development. This will provide an alternative route to Garfield Road which will serve to reduce some of the heavy vehicle traffic through the Riverstone Town Centre study area.
- The Sydney Metro Northwest is anticipated to commence operation in the first half of 2019. Cudgegong Road Station on the Metro Northwest line is approximately 4.5km from Riverstone Town Centre, potentially providing an additional transport option. The metro will become more viable as a public transport option for Riverstone Town Centre if the State Government extends the Metro Northwest line westward along the reserved transport investigation corridor, opening up potential access from the T1 line at Schofields Station. Extension of the Metro Northwest through to Marsden Park and beyond is identified in Future Transport 2056's *Greater Sydney Services and Infrastructure Plan* (March 2018) as '2036 new major transit' (Figure 24).
- It is anticipated that, as the NWGA is populated, regular review of services along the T1 line by Transport for NSW will ensure that service provision meets customer demand. Improvements to the T1 Western Line are flagged in the Infrastructure Plan as part of medium term initiatives (2026 network, Page 80). It is noted that the project to duplicate the rail line to the neighbouring Schofields Station has resulted in significant improvements to service provision levels, including increased frequency of services, additional commuter car parking and a new bus interchange. Extension of the duplication project through Riverstone, as formerly proposed, would provide significant incentive to potential commuters to increase public transport usage, thus mitigating the impact of the proposed revitalisation of the Town Centre on the road network.

Upgrades within the wider road network in the vicinity of the Riverstone Town Centre will also support the Planning Proposal.

- Windsor Road is a principle arterial road. It has been widened to three lanes in each direction at Commercial Road, to take into account increased demand from Schofields Road and Rouse Hill Town Centre.
- Schofields Road, south of Riverstone Town Centre, was upgraded in 2014 to four lanes between Windsor Road and Tallawong Road. Road widening will continue to Railway Terrace (Riverstone Parade) with plans for Schofields Road to become a 'transit boulevard' providing four lanes (with the potential to upgrade to six lanes if required) between Richmond Road and Windsor Road and providing for pedestrian, cyclist and bus usage.
- Richmond Road is also a principle arterial road. It has been upgraded and widened significantly up to Garfield Road, with plans to extend works to the South Creek floodplain in Marsden Park at the extent of the NWGA. Future works include provision for pedestrian, cyclist and bus usage and potential to upgrade to six lanes if required in the future.

Improvements to the wider road network as well as population growth will enable provision of a more frequent bus service, providing incentive for take up. The improvements to the road network will also provide for better connectivity for more active transport uses such as walking and cycling.

In addition, precinct planning for Riverstone West provides for a spine road running north-south between Garfield Road and Bandon Road, parallel with Riverstone Parade. The spine road is intended to service the employment precinct. Once constructed, this may provide a further alternative route to Riverstone Parade for industrial vehicles.

Social infrastructure

Sufficient existing and additional planned social infrastructure in the neighbouring Growth Centres Precincts exist to absorb some of the additional demand potentially generated by the Planning Proposal. The existing primary school on Garfield Road East is to be retained with three primary schools and a new K-12 school planned within the Riverstone Precinct. Health service facilities for day-to-day needs can be accommodated within the Town Centre. Public hospitals are located at Blacktown, Mount Druitt and Windsor, with commitment for a new hospital at Rouse Hill.

The site of the future proposed Community Resources Hub is predominantly in Council ownership. Acquisition of the remaining lots will be funded from Section 7.11 contributions (formerly Section 94 contributions). Delivery of the range of community and recreation facilities required by the growing residential and business community and aspects of the public domain will be more problematic due to current restrictions on Council funding options which restrict allocation of Section 7.11 contributions to an 'essential works' list and limit the ability to levy additional funds through the rates system.

Utility services

Riverstone Town Centre is located in an established area with essential utilities such as water, sewage, electricity and communications already available. It is possible that the existing infrastructure may require upgrading to accommodate the increased demand. However, it is considered that potential upgrades will be capable of being undertaken by the service providers in an orderly manner as increased demand will be achieved incrementally over a long term timeframe.

Open space

The Masterplan finds that there is a significant amount of existing or planned open space within 5km of the Town Centre. This covers a range from regional areas including Rouse Hill Regional Park and the network of open space along Eastern Creek (with potential future linkages to Western Sydney Parklands), active sports and recreation areas including new facilities in the NWGA, local parks; and urban areas planned within the revitalised Town Centre including a new Village Green.

The Masterplan estimates the total open space requirement for Riverstone Town Centre to be 4.24 hectares and provides for a Public Domain and Open Space Strategy to meet this requirement within the Town Centre area through a combination of existing and planned new open space. Refer to Masterplan Section 4.5.

The open space requirement is premised on the ratio of open space to population being lower in dense urban areas than in low density residential areas, in recognition of the physical restrictions in locating district level open space in high density areas. It is anticipated that open space within town centres will have a focus on civic space and small scale, high quality park areas, with an expectation that future residents and workers will travel a short distance outside the town centre itself to access district level open space.

Section 7.11 contributions (S94 contributions) provide, amongst other infrastructure and services, for open space to accommodate demand generated by specific development. Provision of additional open space facilities and embellishment will be funded through this mechanism.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

We suggest that the Planning Proposal be referred to:

- Transport for NSW for comment on the impact on Riverstone Station
- Roads and Maritime Services for comment on the impact on the roads network and RMS North West Growth Centre Road Network Strategy
- Office of Environment and Heritage for comment on the State-listed heritage Railway Station group
- Sydney Water
- Endeavour Energy.

Consultation with other relevant State and Commonwealth public authorities will be undertaken as directed by the Gateway Determination.

Part 4 – Mapping

The Planning Proposal is accompanied by the following maps at Appendix 2. These maps are provided in support of the Planning Proposal and to illustrate the proposed amendments to BLEP 2015 sought by means of the Planning Proposal.

- Riverstone Town Centre – Existing Land Zoning Map
- Riverstone Town Centre – Proposed Changes to Land Zoning Map
- Riverstone Town Centre – Existing Maximum Building Height Map
- Riverstone Town Centre – Proposed Changes to Maximum Building Height Map
- Riverstone Town Centre – Proposed Changes to Key Sites Map
- Riverstone Town Centre – Proposed Design Excellence Map

- Riverstone Town Centre – Proposed Land to be acquired by Council for community use
- Riverstone Town Centre – Existing Lot Size Map
- Riverstone Town Centre – Proposed Changes to Lot Size Map

Part 5 – Community consultation

The Gateway Determination will stipulate the nature and extent of required community consultation in accordance with the document 'A guide to preparing local environmental plans'.

Public consultation will take place in accordance with the Gateway Determination. The usual exhibition of an LEP is 28 days which is considered to be reasonable in the circumstances.

Part 6 – Project timeline

The table below provides a proposed timeline for the Planning Proposal.

Milestones	Anticipated delivery
Forward Planning Proposal to the Department	April 2018
Date of Gateway Determination	May 2018
Government agency consultation (Pre-exhibition)	June 2018
Commencement of public exhibition	July 2018
Completion of public exhibition	August 2018
Report to Council (outcome of exhibition & recommendations)	December 2018
Date of submission to the Department to finalise the LEP	February 2019
Finalise the LEP by the Department and Parliamentary Council	May 2019
Publish the LEP	June 2019

Appendix 1

Council resolution to prepare a Planning Proposal

Short Minutes of the Ordinary Council Meeting of 28 February 2018, resolving to prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015 and forward this to DPE for a Gateway Determination.

SHORT MINUTES : Ordinary Meeting MEETING DATE: 28.2.18 ENCL.NO.

PD1028A - DD380002 - CONFIDENTIAL - Section 10A(2)(d) – Planning Proposal and draft Development Control Plan amendment to implement the Riverstone Town Centre Masterplan F14/2532

MOTION (Griffiths/Singh)

1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law.
 2. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015, and progress corresponding draft amendments to Blacktown Development Control Plan 2015, to implement the statutory elements of the land use planning strategy outlined in the Riverstone Town Centre Masterplan, as described in this report.
 3. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.
 4. Exhibit the draft Development Control Plan amendment concurrently with the Planning Proposal.
- Was, on being put to the meeting, declared **CARRIED**, and became a recommendation to Council.

COUNCIL DIVISION:

Supported: Crs JG Diaz, Quilkey, Singh, JM Diaz, Gillies, Griffiths, Benjamin, Collins, Santos, Israel, Bunting, Camilleri & Bali.
Absent: Crs Bleasdale & Brillo

REFERRED TO: DDD FOR: Attention DATE: 6.3.18

BLACKTOWN CITY COUNCIL

CONFIDENTIAL
REPORTS FROM PLANNING, DEVELOPMENT, HISTORICAL & ASSETS
COMMITTEE 2018
ORDINARY MEETING 28 FEBRUARY 2017

PD1028A

DD380002 - CONFIDENTIAL - Section 10A(2)(d) – Planning Proposal and draft Development Control Plan amendment to implement the Riverstone Town Centre Masterplan F14/2532

It is recommended that this matter be Confidential under Section 10A(2)(d) of the Local Government Act 1993, as amended, as it relates to commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret.

RECOMMENDATION

1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law.
2. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015, and progress corresponding draft amendments to Blacktown Development Control Plan 2015, to implement the statutory elements of the land use planning strategy outlined in the Riverstone Town Centre Masterplan, as described in this report.
3. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.
4. Exhibit the draft Development Control Plan amendment concurrently with the Planning Proposal.

EXCEPTION

WITHOUT CHANGE

COMMITTEE RECOMMENDATION
ADOPTED
ORDINARY MEETING
28 FEB 2018

REFERRED TO: Glennys James

FOR TO: Attention

DATE: 6/3/18



Director Design & Development

Planning, Development, Historical & Assets

CONFIDENTIAL - Section 10A(2)(d) - Planning Proposal and draft Development Control Plan amendment to implement the Riverstone Town Centre Masterplan

Item: PD1028A Report: DD380002 File: F14/2532

CONFIDENTIAL

Committee Meeting on 21 February 2018

Division is required

Topic Preparation of a Planning Proposal to amend Blacktown Local Environmental Plan 2015 and draft amendment to Blacktown Development Control Plan to implement the recommendations of the Riverstone Town Centre Masterplan.

Analysis The Planning Proposal will amend Blacktown Local Environmental Plan (BLEP) 2015 to implement the strategies and recommendations contained in the Riverstone Town Centre Masterplan, as adopted by Council on 22 November 2017. Key amendments will include:

- i. Upzoning of land within the Town Centre core area to B4 Mixed Use and R4 High Density Residential to enable a mix of commercial, retail and higher density residential uses.
- ii. Changes to allow up to 16 m (5 storeys), 20 m (6 storeys) and 32 m (10 storeys), with a bonus height provision on a key gateway site on land between Pitt Street and Riverstone Parade to enable up to 50 m (15 storeys) subject to a design competition.
- iii. Identification of land to be acquired by Council for community uses.
- iv. Update the Design Excellence map to include land within the Riverstone Town Centre.

The proposed amendments to the Blacktown Development Control Plan (BDGP) relate to built form controls, streetscape, access and movement, car parking, public domain, landscaping and open space outcomes as outlined in the adopted Masterplan.

Attachments:

Attachment 1 – Existing zonings and proposed amendments

- to BLEP 2015 Land Zoning map
- Attachment 2 – Existing heights and proposed amendments to BLEP 2015 Height of Buildings map
- Attachment 3 – Proposed amendment to BLEP 2015 Design Excellence map
- Attachment 4 – Proposed Key Sites map
- Attachment 5 – Proposed sites to be acquired by Council for community use
- Attachment 6 – Extracts from the Riverstone Town Centre Masterplan that are proposed to form the basis of amended DCP controls

Report Recommendation	<p>1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law.</p> <p>2. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015, and progress corresponding draft amendments to Blacktown Development Control Plan 2015, to implement the statutory elements of the land use planning strategy outlined in the Riverstone Town Centre Masterplan, as described in this report.</p> <p>3. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal.</p> <p>4. Exhibit the draft Development Control Plan amendment concurrently with the Planning Proposal.</p>
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Key reasons

1. Planning Proposal and DCP amendment

- a. Implementation of the strategies and recommendations outlined in the adopted Masterplan requires a number of changes to the planning controls in the Town Centre. The current controls, under Blacktown Local Environmental Plan 2015 (BLEP), are not appropriate to deliver the nature and scale of feasible development that is required to stimulate regeneration of the Town Centre.
- b. A Planning Proposal is the first step in this process and will amend the zoning and height of building controls (as a minimum) contained within BLEP 2015.
- c. Corresponding changes to Blacktown Development Control Plan 2015 (BDGP) are required to support the LEP amendments.

Supporting analysis

1. Proposed amendments to Blacktown Local Environmental Plan 2015

- a. The land use planning outcomes of the Masterplan are proposed to be implemented in stages. This initial Planning Proposal focuses on the core retail/commercial and higher density residential precincts as identified in the Masterplan. Consideration will be given to rezoning the transitional (medium density) precincts towards the periphery of the study area in future stages of implementation following a review of market demand.

i. Zoning

- The recommended zoning outcomes in the Planning Proposal are as follows:
 - B4 Mixed Use in the Town Centre core area between Park Street and Market Street (from R2 Low Density Residential)
 - R4 High Density Residential on land to the north of the B4 zone and south of the core area between Garfield Road East and Castlereagh Street (from B2 Local Centre and R2 Low Density Residential).

ii. Building heights

- The recommended building height outcomes in the Planning Proposal are as follows:
 - Up to 16 m (5 storeys) on the proposed R4 zoned land between Garfield Road East and Castlereagh Street
 - Up to 20 m (6 storeys) on part of the proposed R4 and B4 zoned land generally bounded by Market Street, George Street, Mill Street, Church Street and Piccadilly Street
 - Up to 32 m (10 storeys) in the Town Centre core area on the existing B2 Local Centre zone and part of the proposed B4 and R4 zoned land, generally bounded by Mill Street, George Street, Garfield Road East and Riverstone Parade.

iii. Key sites

- A bonus height of an additional 18 m to allow up to 50 m (15 storeys) is proposed on the key gateway site generally bounded by Riverstone Parade, Garfield Road East and Pitt Street. The bonus height will be subject to a design competition. This site has been identified as it has the potential to provide:
 - Iconic built form outcomes demonstrating design excellence
 - Additional residential development yields very close to the railway station
 - Improvements to the public domain and streetscape
 - Additional opportunities for mixed use development, increasing the diversity of employment, retail and commercial opportunities.
- The additional development potential would need to be considered by Council on merit in its assessment of a Development Application for the site or a part of it. As part of its assessment, Council would consider whether the proposal addresses all potential impacts (e.g. additional traffic, overshadowing and other amenity impacts), as well as the proposal's consistency with the Masterplan, its objectives and identified outcomes.
- The need for a design competition would be introduced in a clause to promote innovative design solutions that achieve high quality buildings and spaces for development on key sites in the Town Centre. This clause would typically require an architectural design competition that is consistent with prescribed Design Excellence Guidelines in relation to the proposed development, prior to Council granting development consent. The clause will encourage high quality, well designed development which responds to the site and its role in the Town Centre. The bonus height provision requiring a design competition is currently proposed for the Blacktown and Mount Druitt CBDs Planning Proposal.

iv. Design excellence

- Additionally, the Design Excellence map in BLEP 2015 is proposed to be amended to apply to the entire masterplanned area in the Riverstone Town Centre, to ensure that future development delivers the highest standard of architectural and urban design outcomes.

v. Land reservation acquisition

- The Planning Proposal also identifies land to be acquired by Council for community uses, to ensure that the adopted Option 2 in the Riverstone Masterplan can be implemented. The lands to be acquired are 7 lots on the corner of George Street, Pitt Street and Market Street, and 1 lot on Market Street. The acquisition of these lots will mean that the entire block bounded by Park Street, George Street, Market Street and Pitt Street will be in Council ownership. This block is identified in the adopted Masterplan for various community uses, including library, child care, community hub and village green, with mixed use retail and residential development.
- The acquisition of these 8 lots is identified in Section 94 Contributions Plan No. 20 Riverstone and Alex Avenue Precinct (CP 20). In 2010 when CP 20 was prepared, it was identified that a Community Resource Hub (CRH) should encompass the whole street block bounded by Park Street, George Street, Market Street and Pitt Street in the Riverstone Town Centre. This would require the acquisition of the 8 identified lots.
- The estimated cost of acquisition for these 8 lots has been apportioned over the following 4 precincts, which make up CP 20 and CP 22 Rouse Hill:
 - Riverstone Precinct
 - Alex Avenue Precinct
 - Area 20 Precinct
 - Riverstone East Precinct.

2. Staged implementation is proposed

- a. The Planning Proposal supports a staged approach to the upzoning of land within the Town Centre, to achieve a coordinated and orderly development outcome, starting with immediate changes to planning controls in the Town Centre core area and adjoining higher density residential zones.
- b. The market feasibility assessment that was undertaken in support of the Masterplan identifies that there is currently insufficient demand for higher density development across the whole Town Centre in the short term. It is therefore recommended that there be no immediate change to the zoning and building heights for areas further away from the core Town Centre. A future review of residential demand will need to be undertaken to allow future redevelopment to occur in these areas. This approach will help to concentrate development towards the core Town Centre area in the early stages of the Masterplan's implementation, to ensure we achieve the critical mass of population to support improved retail, commercial and community uses.
- c. A common concern of landowners in urban renewal precincts is the consequential increase in land rates as a result of upzonings where the land is not yet ready to be developed. This 'staged' approach to rezoning means that land will only be rezoned when the market demonstrates commitment to carry out development. Hence land values and rates should remain relatively status quo for the time being.

3. Proposed amendments to Blacktown Development Control Plan

- a. The current DCP provisions applying to development in the Riverstone Town Centre require review and updating, to ensure the Masterplan outcomes can be implemented. Additional controls are proposed to be included in the DCP to implement the specific recommendations of the Riverstone Town Centre Masterplan.
- b. The proposed DCP controls will generally take the form of a series of plans and supporting controls that articulate the principles of the Masterplan in respect of:
 - i. Built form development controls
 - ii. Streetscape outcomes
 - iii. Access and movement
 - iv. Car parking provision rates
 - v. Public domain, landscaping and open space outcomes.

Context

1. Adoption of the Riverstone Town Centre Masterplan



- a. At its Confidential Ordinary Meeting on 22 November 2017, Council adopted the Riverstone Masterplan. This decision was made following consultation with the community in mid 2016.
- b. A number of urban design options were considered in the preparation of the Masterplan. Council adopted Option 2 'Main Street' as the design and planning basis for the Masterplan. This option establishes Market Street as the new core of the Town Centre. The aim is to create a traditional main street along Market Street that will become a key focal point in the Riverstone Town Centre.

Approval

Name and position	
→ Report author	McDermott F., Team Leader Strategic Planning
→ Endorsed by	Shannon C., Manager Strategic Planning
→ Director approval	Glennys James, Director Design & Development
	Signature:
→ General Manager approval	Kerry Robinson, General Manager
	Signature:

Attachments

Ref	Description	Files
1		 A1DD380002.pdf
2		 A2DD380002.pdf
3		

4	 A3DD380002.pdf
5	 A4DD380002.pdf
6	 A5DD380002.pdf
	 A6DD380002.pdf

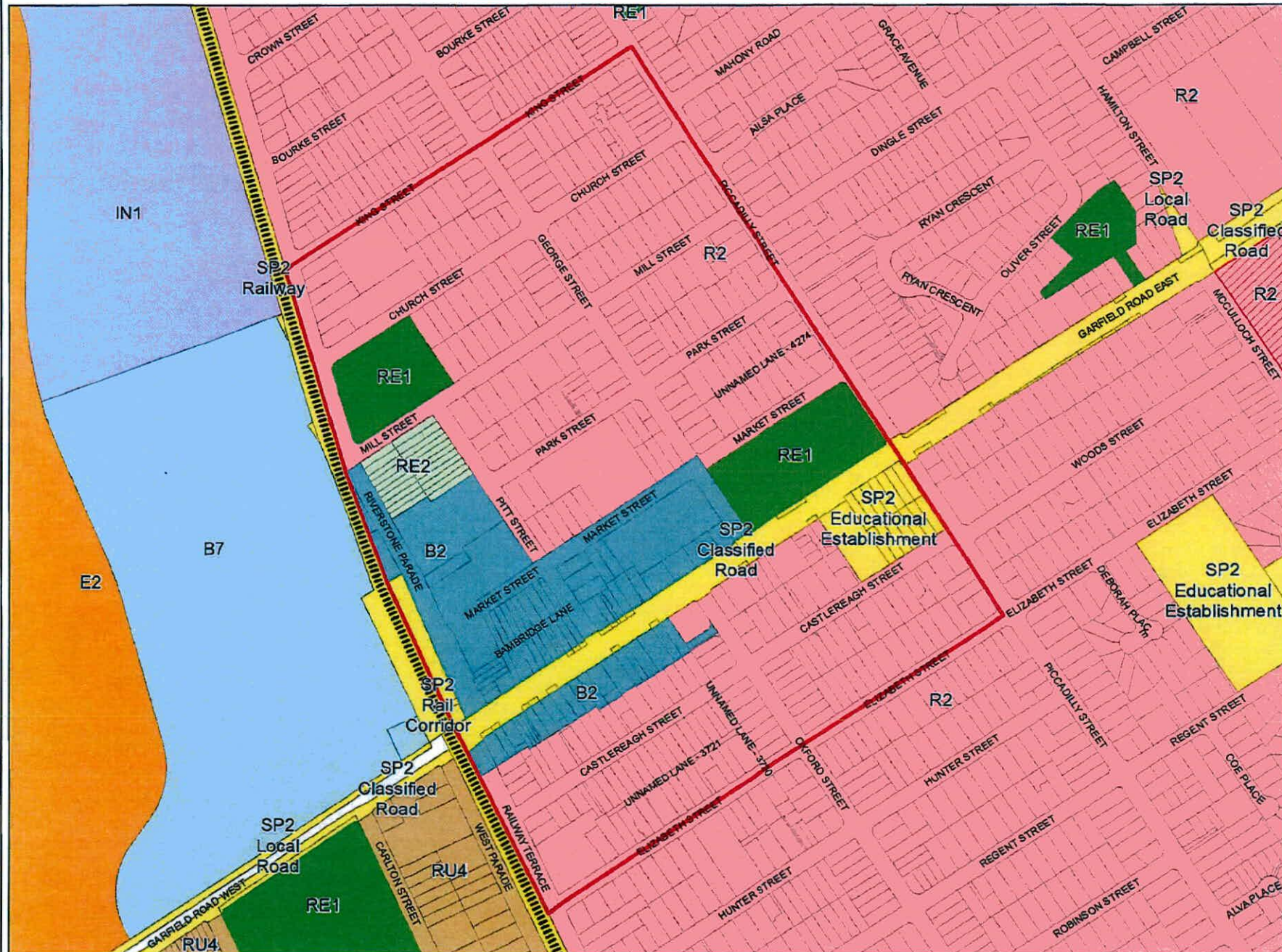
Confidentiality

Reason for Confidentiality It is recommended that this matter be Confidential under Section 10A(2)(d) of the Local Government Act 1993, as amended, as it relates to commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret.

Recommendations

Report Recommendation	<ol style="list-style-type: none"> 1. This report be made public following the Council resolution, in the interest of Council being open and transparent, but noting that there is no guarantee that the proposed amendments will eventually be adopted and become law. 2. Prepare a Planning Proposal to amend Blacktown Local Environmental Plan 2015, and progress corresponding draft amendments to Blacktown Development Control Plan 2015, to implement the statutory elements of the land use planning strategy outlined in the Riverstone Town Centre Masterplan, as described in this report. 3. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination to exhibit the proposal. 4. Exhibit the draft Development Control Plan amendment concurrently with the Planning Proposal.
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Riverstone Town Centre Existing Land Zoning Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Zone**
- B2 Local Centre
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- R2 Low Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU4 Rural Small Holdings
- SP2 Infrastructure

Cadastral

- Cadastral 22/01/18 © Blacktown City Council
- Railway Line

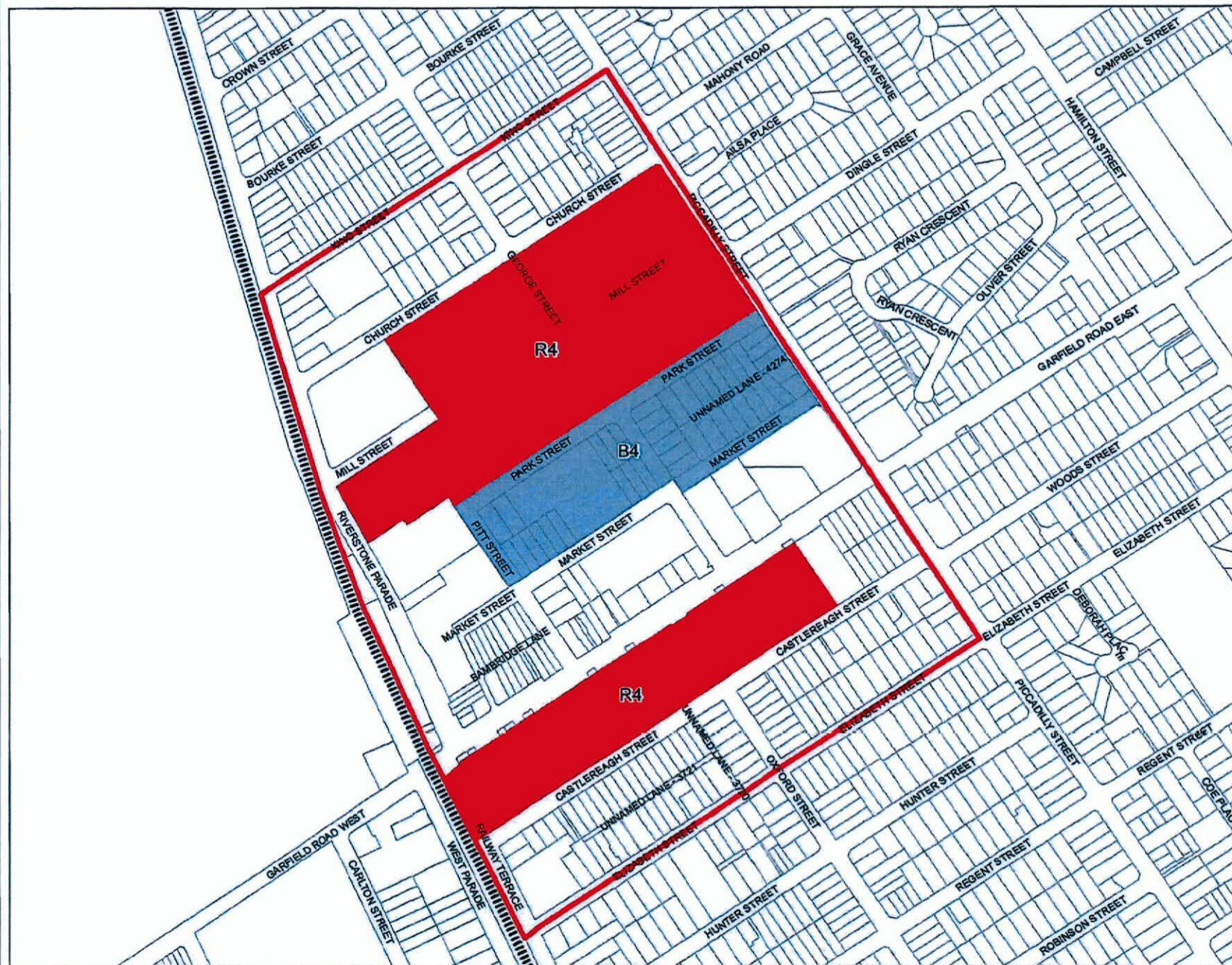
CONFIDENTIAL

Attachment 1 to DD380002

Scale: 1:4,500 @ A3



Riverstone Town Centre Proposed Land Zoning Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Land to be rezoned to :
 - B4 Mixed Use
 - R4 High Density Residential
 - Unchanged Area

Cadastrate

- Cadastrate 22/01/18 © Blacktown City Council
- Railway Line

Scale: 1:4,500 @ A3



Riverstone Town Centre Existing Maximum Building Height Map



Legend

 Riverstone Town Centre
Master Plan Boundary

Maximum Building Height (m)

H	7.5
J	9
K	10
M	12
N	14
O	16
P	18
Q	20
R	21
S	24
T	28
U	32
V	38
W	40
X	44
Y	50
Z	56
AA	64
AB	72

Cadastral

 Cadastral 22/01/18 © Blacktown City Council

||||| Railway Line

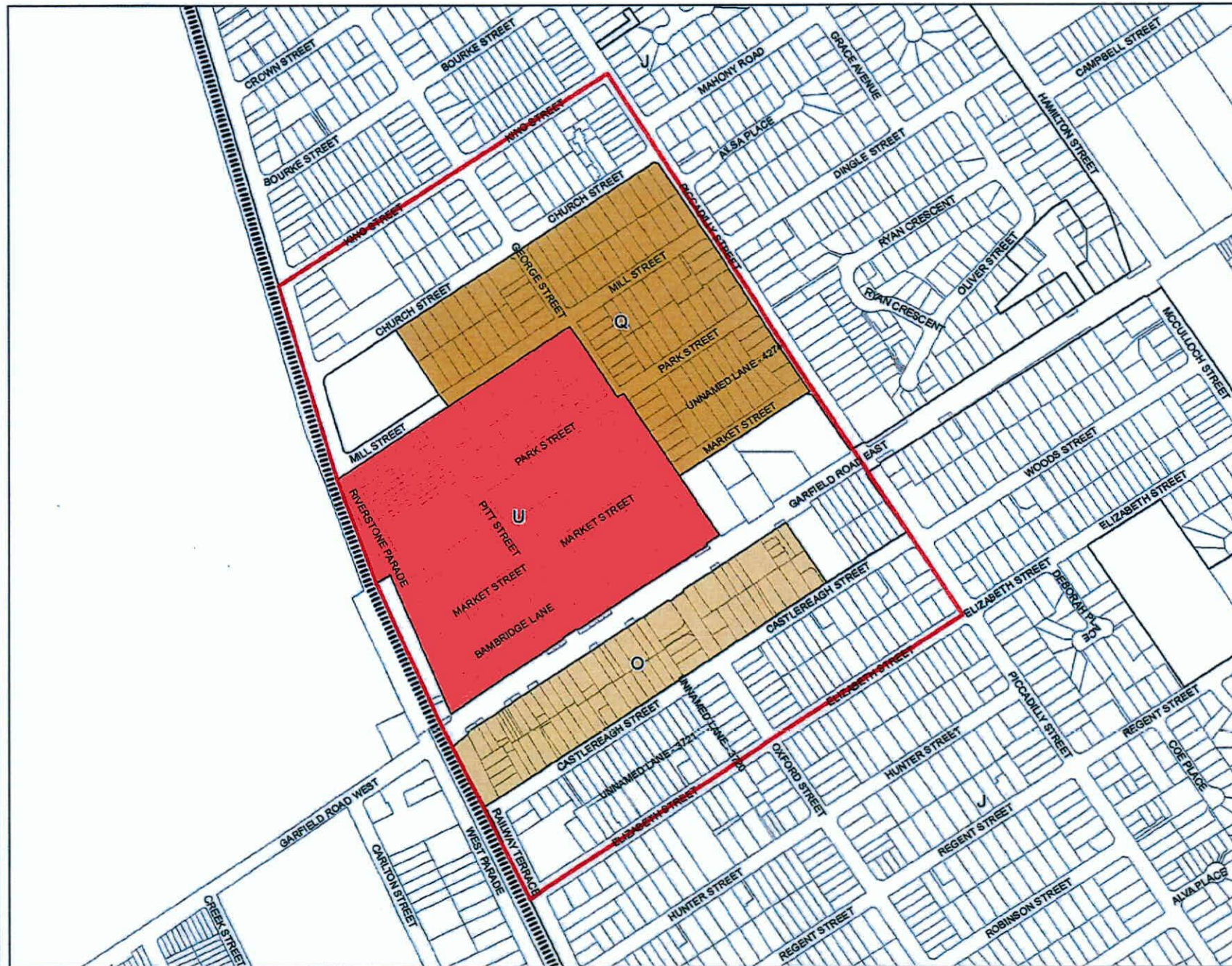
CONFIDENTIAL

Attachment 2 to DD380002

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Projection: GDA 1984
MGA Zone 56

Riverstone Town Centre Proposed Maximum Building Height Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Proposed Maximum Building Height (m)
 - 16
 - 20
 - 32
 - Unchanged Area

Cadastre

- Cadastre 22/01/18 © Blacktown City Council
- Railway Line

Scale: 1:4,500 @ A3



Riverstone Town Centre Proposed Design Excellence Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Proposed Design Excellence

Cadastre

- Cadastre 22/01/18 © Blacktown City Council
- Railway Line

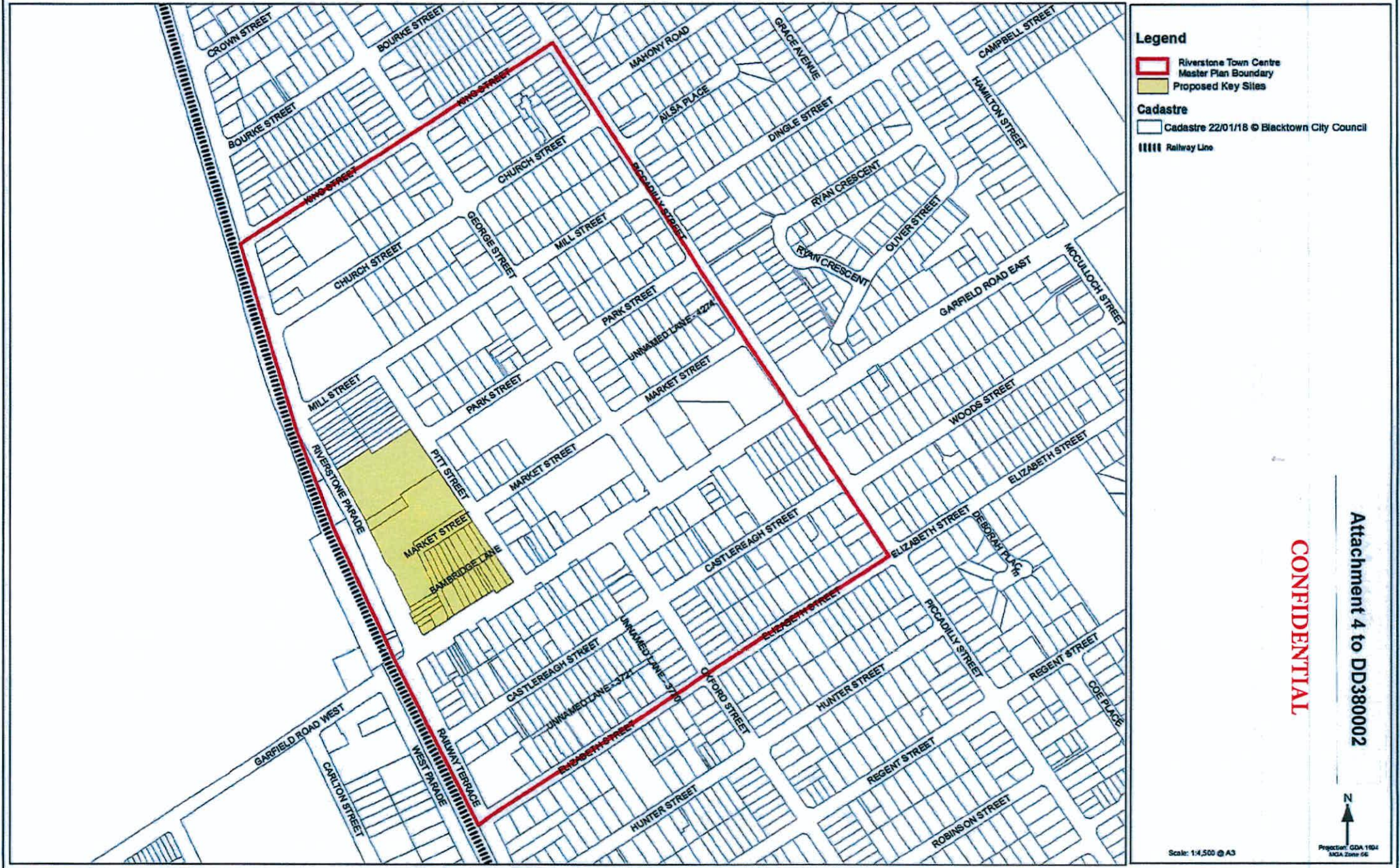
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Attachment 3 to DD380002

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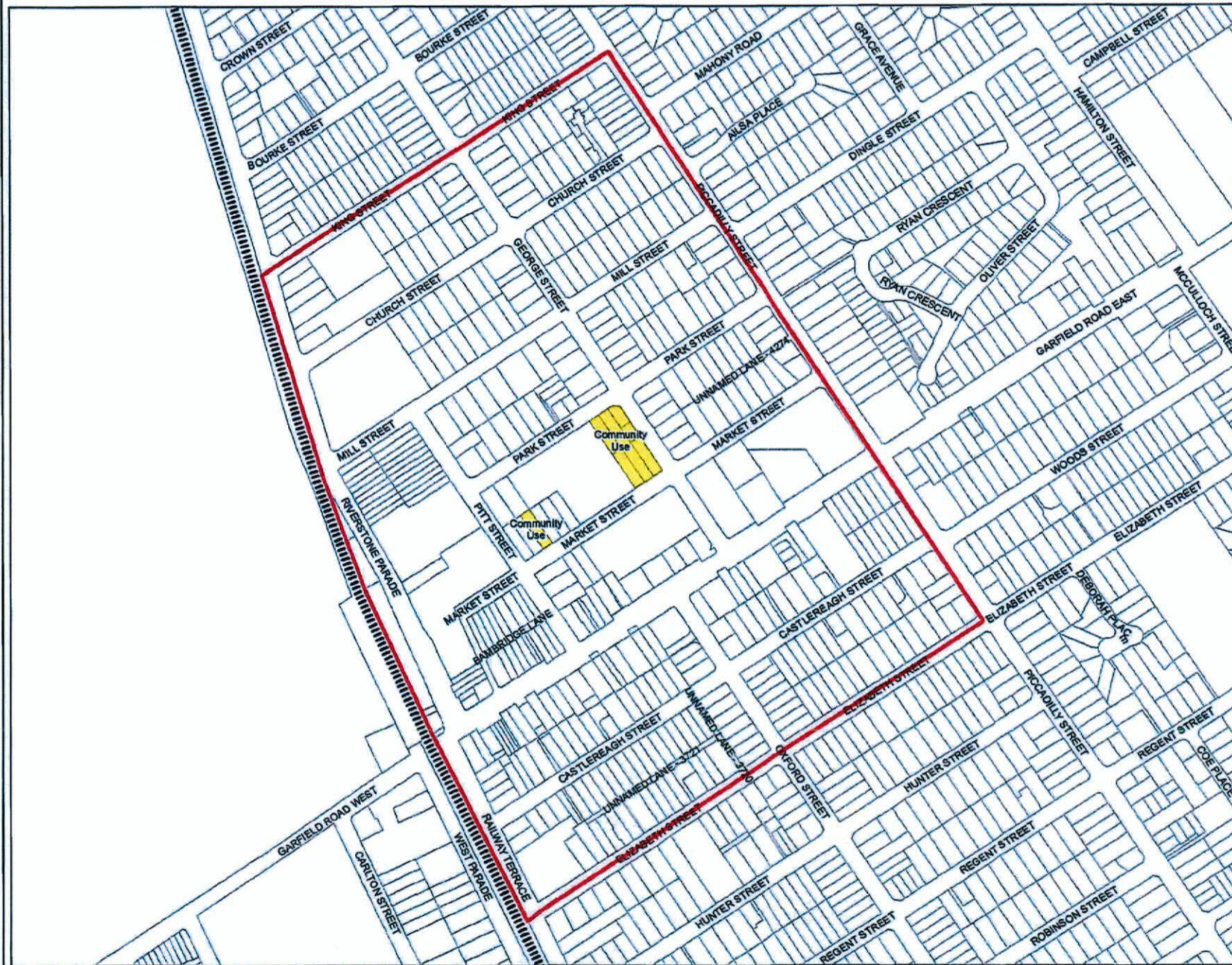
Riverstone Town Centre Proposed Key Sites Map



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Attachment 4 to DD380002

Riverstone Town Centre Land to be acquired by Council for community use



Legend

- Riverstone Town Centre Master Plan Boundary
- Community Use

Cadastral

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Attachment 5 to DD380002

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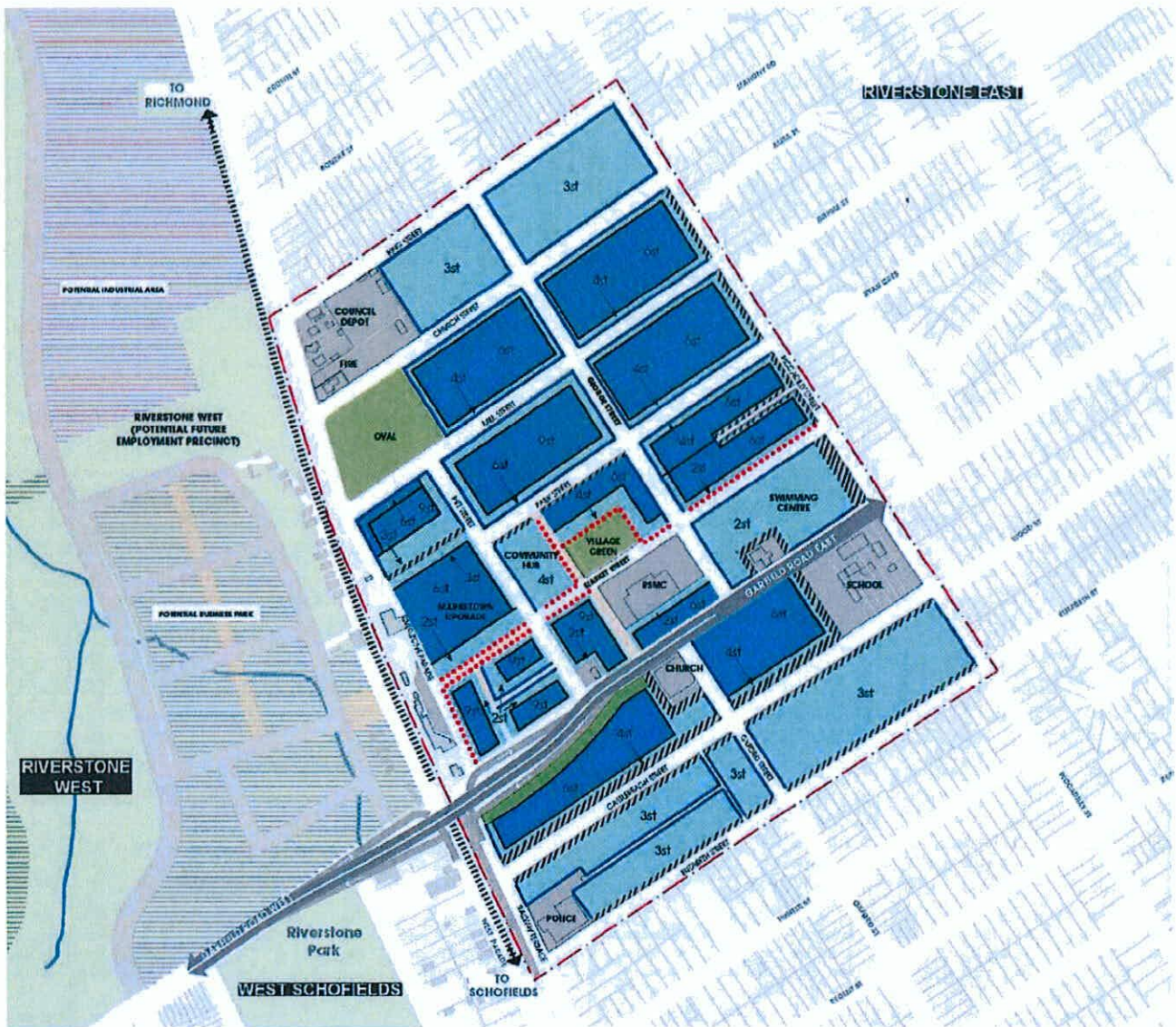


CONFIDENTIAL

Extract from the Riverstone Town Centre Masterplan - proposed to form the basis of amended DCP controls

FIGURE 5.5

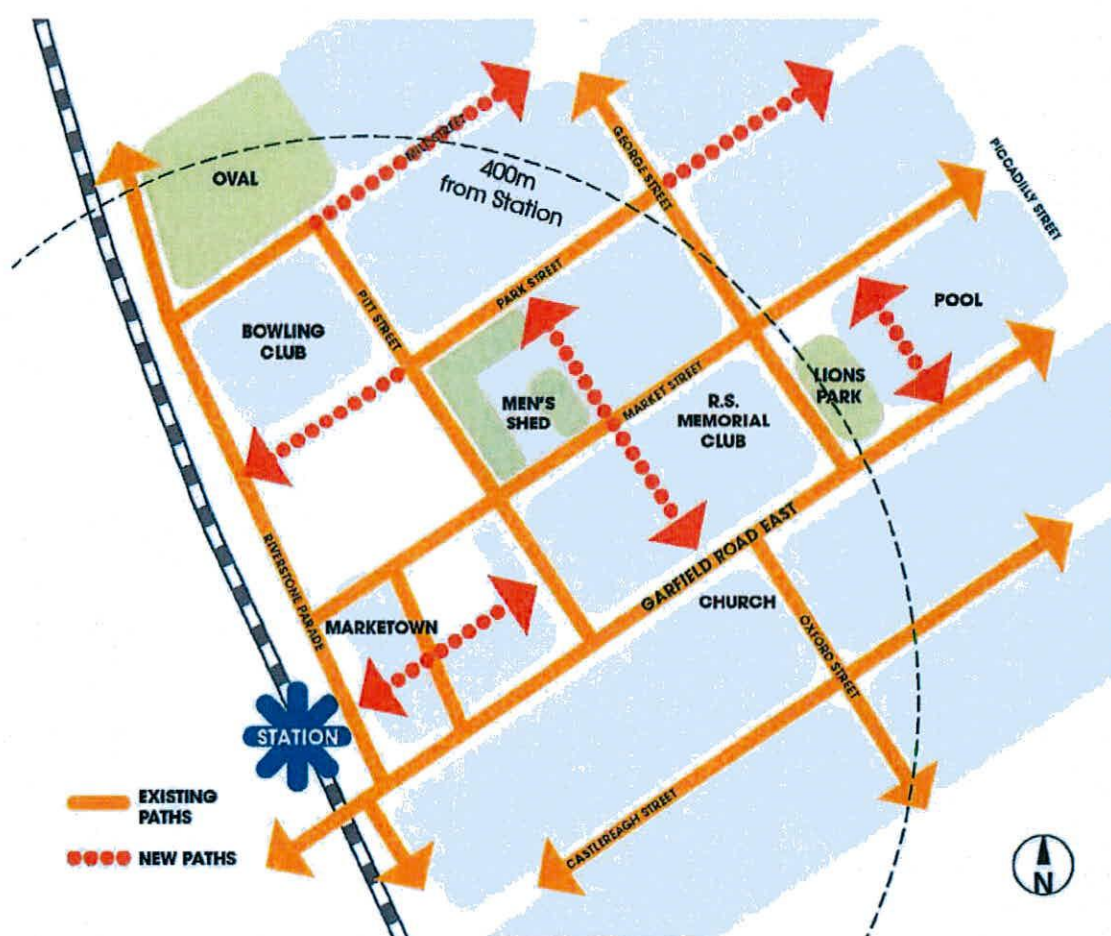
DRAFT RIVERSTONE TOWN CENTRE MASTER PLAN – BUILDING ENVELOPE PLAN – MASSING

**LEGEND**

- - - Study Area
- Railway
- Street Level Building Envelope
- Upper Level Building Envelope
- 3m Ground Level Setback
- 3m+ Ground Level Setback
- 0m Street Setback: Build-to-line
- 3st Storey Height

Extract from the Riverstone Town Centre Masterplan - proposed to form the basis of amended DCP controls

FIGURE 5.15
DRAFT RIVERSTONE TOWN CENTRE MASTER PLAN - ACCESS AND MOVEMENT -
PRINCIPLES



Appendix 2

Mapping

The following maps are provided in support of this Planning Proposal:

- Riverstone Town Centre – Existing Land Zoning Map
- Riverstone Town Centre – Proposed Changes to Land Zoning Map
- Riverstone Town Centre – Existing Maximum Building Height Map
- Riverstone Town Centre – Proposed Changes to Maximum Building Height Map
- Riverstone Town Centre – Proposed Changes to Key Sites Map
- Riverstone Town Centre – Proposed Design Excellence Map
- Riverstone Town Centre – Proposed Land to be acquired by Council for community use
- Riverstone Town Centre – Existing Lot Size Map
- Riverstone Town Centre – Proposed Changes to Lot Size Map

Riverstone Town Centre Existing Land Zoning Map



Riverstone Town Centre
Proposed Land Zoning Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Land to be rezoned to :**
 - B4 Mixed Use
 - R4 High Density Residential
 - Unchanged Area
- Cadastre**
 - Cadastre 22/01/18 © Blacktown City Council
 - Railway Line

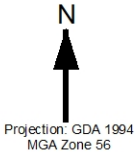
Riverstone Town Centre
Existing Maximum Building Height Map



Legend

- Riverstone Town Centre
Master Plan Boundary
- Maximum Building Height (m)
- | | |
|-----|-----|
| H | 7.5 |
| J | 9 |
| K | 10 |
| M | 12 |
| N | 14 |
| O | 16 |
| P | 18 |
| Q | 20 |
| R | 21 |
| S | 24 |
| T | 26 |
| U | 32 |
| V | 38 |
| W1 | 40 |
| W2 | 44 |
| Y | 50 |
| Z | 56 |
| AA1 | 64 |
| AA2 | 72 |
- Cadastre
- Cadastre 22/01/18 © Blacktown City Council
- Railway Line

Scale: 1:4,500 @ A3



Riverstone Town Centre
Proposed Maximum Building Height Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Proposed Maximum Building Height (m)
 - O 16
 - Q 20
 - U 32
 - Unchanged Area
- Cadastre
 - Cadastre 22/01/18 © Blacktown City Council
 - Railway Line

Riverstone Town Centre
Proposed Key Sites Map



Legend

- Riverstone Town Centre Master Plan Boundary
- Proposed Key Sites

Cadastre

- Cadastre 22/01/18 © Blacktown City Council
- Railway Line

Riverstone Town Centre Proposed Design Excellence Map



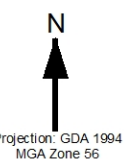
Legend

- Riverstone Town Centre Master Plan Boundary
- Proposed Design Excellence

Cadastre

- Cadastre 22/01/18 © Blacktown City Council
- Railway Line

Scale: 1:4,500 @ A3



Riverstone Town Centre
Land to be acquired by Council for community use



Legend

Riverstone Town Centre Master Plan Boundary

Community Use

Cadastre

Cadastre 22/01/18 © Blacktown City Council

Railway Line

Riverstone Town Centre
Existing Minimum Lot Size Map



Legend


 Riverstone Town Centre
Master Plan Boundary

Minimum Lot Size (sqm)

 G 450 - 474

 AB2 400000 - 499999

Cadastre © Blacktown City Council

 (as at 10/04/2018)

 Railway Line






Scale: 1:4,500 @ A3



Riverstone Town Centre
Proposed Minimum Lot Size Map



Legend

-  Riverstone Town Centre Master Plan Boundary
- Minimum Lot Size (sqm)
 -  G 450 - 474
 -  AB2 400000 - 499999
- Cadastre © Blacktown City Council
-  (as at 10/04/2018)
-  Railway Line

Scale: 1:4,500 @ A3

