

Department of Planning, Housing and Infrastructure

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Riverstone East – Stage 3 Finalisation Report

May 2025





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Riverstone East – Stage 3 Finalisation Report

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Executive Summary

The Riverstone East – Stage 3 Precinct (the Precinct) is located within the North West Growth Area (NWGA), approximately 40 kilometres northwest of Sydney CBD and 30 kilometres northwest of Parramatta. The Precinct was initially released in August 2013 under the Riverstone East Precinct, however was subsequently split into stages, with Stages 1 and 2 finalised in August 2016 to deliver 3,500 homes, and Stage 3 (the Precinct) deferred due to infrastructure servicing constraints. The delivery of the Precinct supports the long-term vision of the NWGA, coordinating the delivery of housing with infrastructure development. Planning for the Precinct has emphasised the importance of improving environmental amenity and development outcomes in Western Sydney.

The final plan for the Precinct has made provision to retain mature trees that will provide canopy cover on public land and mitigate urban heat, whilst improved development controls will enable the delivery of green canopy on private land. Integrated pedestrian and cyclist networks will provide connections to key urban and recreational destinations within and beyond the Precinct. A maximum development yield will provide certainty for the planning and delivery of social, transport and utility infrastructure.

The draft planning documents for the Precinct included the draft Indicative Layout Plan (ILP), draft Development Control Plan (DCP), and Explanation of Intended Effect that outlined changes to the *State Environmental Planning Policy (Precincts—Central River City) 2021* (Central River City SEPP), and the Part 3C Greenfield Housing Code of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). The documents were publicly exhibited in early 2024, providing landowners and the community with the opportunity to provide feedback.

The final plan supports the delivery of 3,600 homes on flood-free land consisting of predominately low and medium-density homes with limited high density. Land has been secured for community facilities, open space (passive and active) with connected transport links to key destinations and the protection of mature vegetation, schools, roads and drainage infrastructure.

The exhibition of the draft planning documents received 501 submissions from landowners and broader community members, State Government agencies, Blacktown City Council (Council), and developers and industry groups.

The balance of submissions was from the broader community that raised issues with amenity, traffic congestion and the need for open space and social infrastructure beyond the Precinct. This report documents how those issues have been addressed to finalise the precinct planning package.

1 Introduction

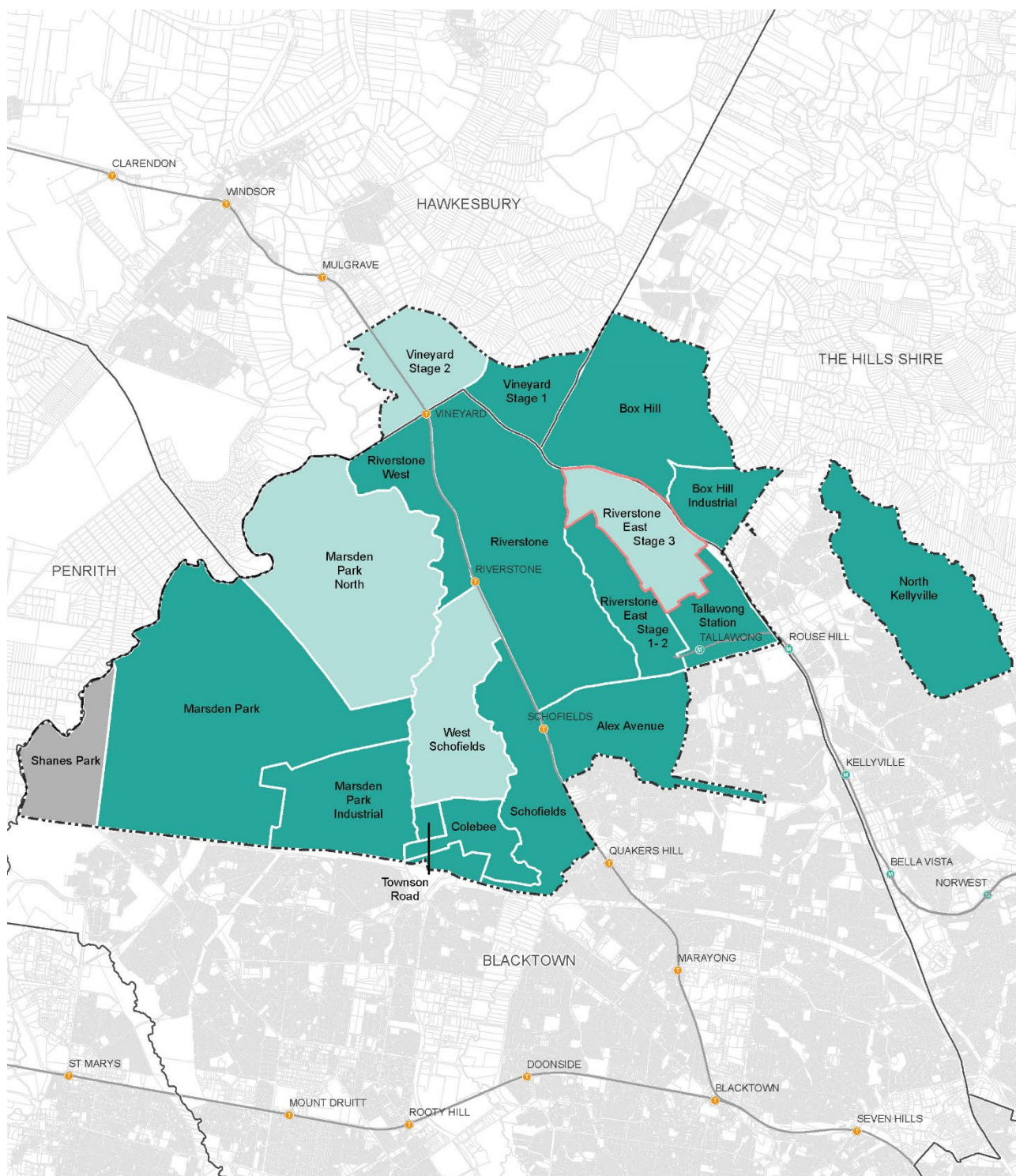
1.1 Overview

The Riverstone East - Stage 3 Precinct (the Precinct) is located within the North West Growth Area (NWGA) which is legislated under the *State Environmental Planning Policy (Precincts – Central River City) 2021* (Central River City SEPP) in the Blacktown Local Government Area (LGA). The Precinct is one of 16 in the NWGA, the majority of which have been rezoned (refer to **Figure 1**).

The Riverstone East Precinct (including the areas consisting of Stages 1 – 3) was released in August 2013 and at the time was anticipated to have the potential for up to 5,300 homes. During the initial planning phase, the Precinct was divided into three stages with Stages 1 and 2 rezoned in August 2016 with an anticipated capacity of approximately 3,500 homes. Since the rezoning of Stages 1 and 2, development yields in those stages exceeded the planned infrastructure capacity across utilities, roads and social and community facilities.

The Precinct was initially planned jointly with Stages 1 and 2 and a concept-level draft Indicative Layout Plan (ILP) was prepared. The Precinct was planned to be a predominantly low-density residential Precinct with provision for schools, open space, and drainage land. The *North West Priority Growth Area Land Use and Infrastructure Implementation Plan* (NWLUIIP, 2017) identified a potential capacity of 2,300 homes for the Precinct. The proposed development capacity has been revised to accommodate between 3,100 and 3,600 homes on flood-free land.

Section 2 of this report outlines the exhibition process while **Section 3** details the feedback received. Issues raised in submissions are considered in **Section 4** and **Section 5**. A summary of changes to the exhibited documents is summarised in **Section 6**.



North West Growth Area

- Train station
- Metro station
- Railway
- Riverstone East Stage 3
- Growth Area boundary
- Cadastre © NSW Spatial Services
- LGA boundaries
- Status**
- Not released
- Released
- Rezoned



Disclaimer: The Department of Planning and Environment makes every effort to ensure the quality of information available on this map. Before relying on the information on this map, users should carefully evaluate its accuracy, currency, completeness and relevance for their purposes. The Department cannot guarantee and assumes no legal liability or responsibility for the accuracy, currency or completeness of the information.



Figure 1: North West Growth Area Precincts (Source: DPHI GIS Team 2024).

1.2 Summary of the Precinct Plan

The planning package consists of a number of documents and plans:

- amendment to the Central River City SEPP to introduce a new appendix specifically applicable to the Precinct and application of the Greenfield Housing Code under the Codes SEPP,
- revised land use planning maps reflecting the Precinct's zoning and development standards,
- an ILP outlining the future location of roads, housing densities, infrastructure, open space, community facilities and services,
- development control plan (DCP) setting out standards and requirements for development within the Precinct, including building types, setbacks, and other design parameters, and
- updated technical studies to inform the Precinct Plan, incorporating additional investigations conducted following the public exhibition period to address issues raised in submissions.

The vision for the Precinct is to support the sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities, environmental amenity, and infrastructure.

The exhibited ILP and final ILP are shown at **Figure 2** and **Figure 3**. The main planning outcomes of the final ILP are summarised in **Table 1**. Amendments within the adjacent Riverstone East Stage 2 Precinct and the Riverstone Precinct are also required. These amendments are detailed in **Section 6**.

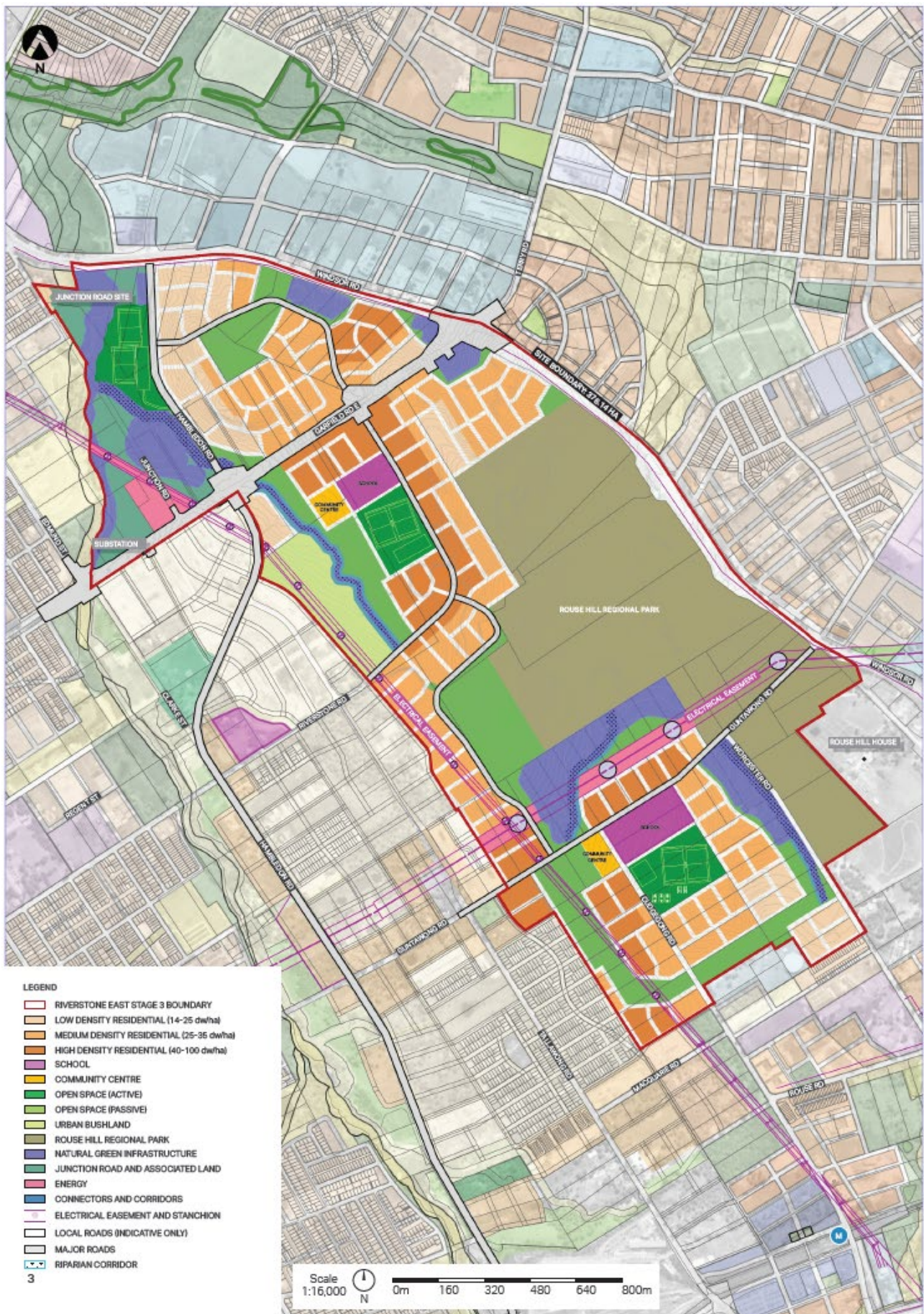


Figure 2: Exhibited draft ILP – Riverstone East Stage 3

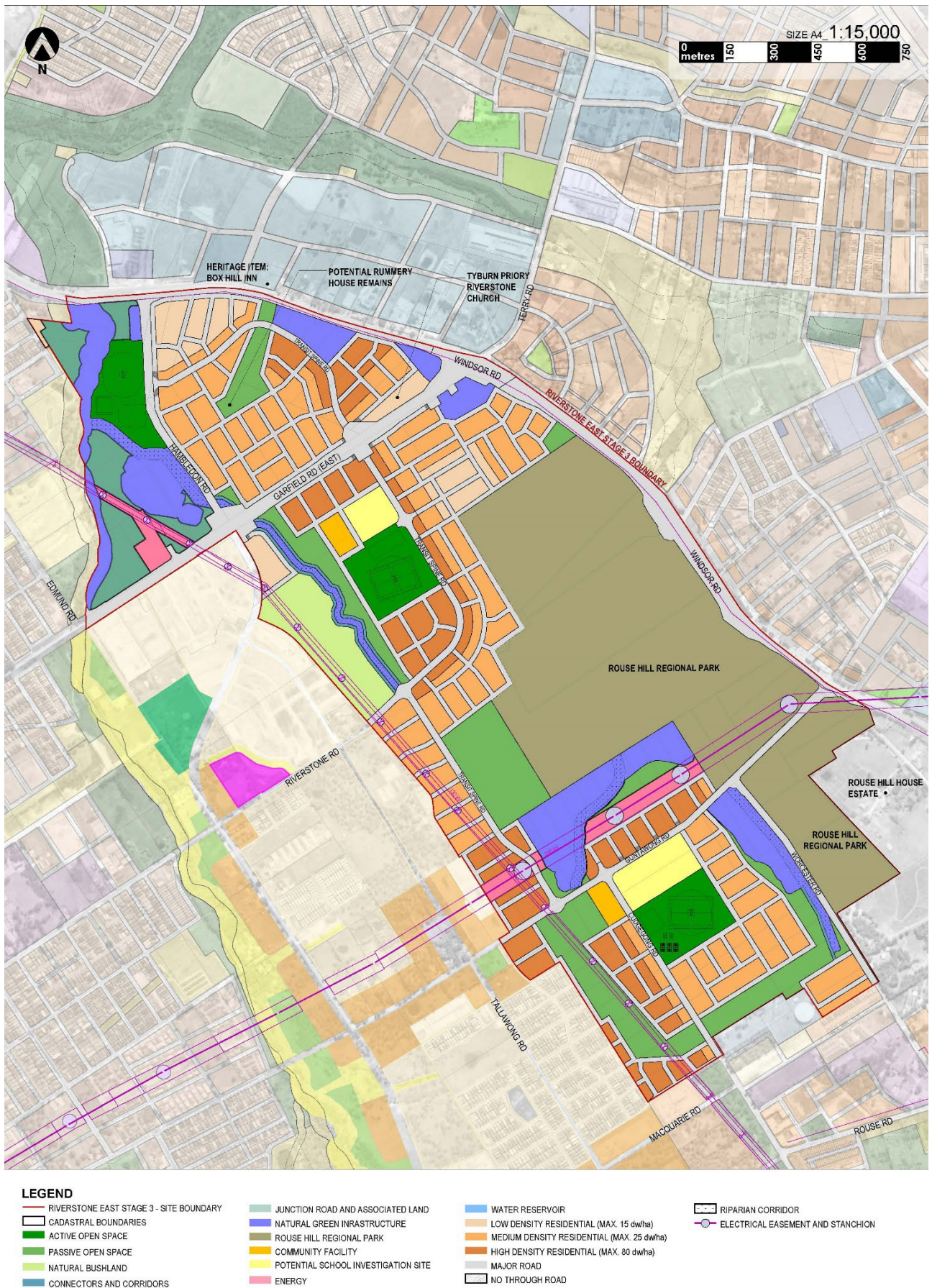


Figure 3: Final ILP – Riverstone East Stage 3

Table 1: Summary of planning outcomes within Riverstone East - Stage 3 Precinct

	Land Use	Area	Maximum Yield (homes)	Estimated Population
Net Developable Area	Low density residential	13.76 ha	206	721
	Medium density residential	75.38 ha	1,693	5,922
	High density residential	38.19 ha	1,706	4,786
	Total	127.33 ha (including local streets)	3,605 homes	11,429 people
Undevelopable Area	Potential Schools (primary and high school)	6.1 ha		
	Community facilities	2 ha		
	Local active open space	17.5 ha		
	Local passive open space	31.3 ha		
	Natural Green Infrastructure	32.9 ha		
	Urban bushland	8.6 ha		
	Other (Junction road associated lands, energy, major roads, connectors and corridors)	56.6 ha		
	Rouse Hill Regional Park (RHRP)	96.3 ha		
	Total	251.3 ha		
	Total Precinct land area	378.6 ha (including RHRP)		
	Precinct area (excluding RHRP)	282.3 ha		

2 Exhibition Details

2.1 Exhibition and submissions period

The draft ILP, DCP and legislative amendments outlined in the Explanation of Intended Effect (EIE) effect were exhibited from 15th February to 14th March 2024 for 28 days.

The Department of Housing, Planning and Infrastructure (the Department) received 501 submissions throughout the exhibition period. Copies of all submissions received during the exhibition period were published on the Department’s website. **Table 2** provides a summary of submissions and major stakeholder groups.

Table 2: Summary of submissions

Stakeholder group	Number of submissions
Landowners and community (including community groups)	475
(within Precinct)	(37)
(external to Precinct)	(438)
Developers and industry groups (including planning consultants)	17
Government agencies (including Council)	9
Total	501

All submissions received by the Department were considered in the finalisation of the ILP, DCP and legislative amendments, supported by additional technical analysis. A summary of key issues and resolution of these issues is outlined in **Section 4** and **Section 5** of this report.

The Department received nine (9) submissions from Government agencies including:

- Blacktown City Council
- Endeavour Energy
- NSW Environment Protection
- School Infrastructure NSW
- Sydney Water Corporation
- Transport for NSW
- Western Sydney Local Health District
- NSW State Emergency Service
- NSW Rural Fire Service.

2.2 Exhibited materials

The following documentation was publicly exhibited as part of the Riverstone East – Stage 3 Precinct planning process:

- Draft ILP
- Draft DCP
- Discussion paper/Explanation of Intended Effects (EIE) outlining amendments to the following:
 - Central River City SEPP
 - Part 3C Greenfield Housing Code of the Codes SEPP
- A suite of technical reports was also exhibited and are available on the Department's website: [Riverstone East | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/riverstone-east/planning).

2.3 Public notice

The Department's webpage and Planning Portal were updated with the exhibition documents and supporting technical reports. Notices were placed in the Greater Blacktown News and Hills to Hawkesbury News advising of the details of the public exhibition. Social media announcements were provided via targeted advertisements on Facebook.

2.4 Notification to landowners and key stakeholders

The Department wrote to all land owners in the Precinct as recorded on Council's rates database at the start of the exhibition period. Email notifications were also sent to Riverstone East – Stage 3 webpage subscribers and those who had previously engaged with the department via email or phone. Notification of the exhibition was also advertised in the local press, and posted on social media channels.

The Department advised stakeholders of the exhibition, including Council and relevant state government agencies. Key stakeholders were notified by email of the public exhibition and invited to submit submissions via the planning portal.

2.5 Pre-exhibition engagement activities

Upon request, the Department met with landowners to discuss the planning process prior to public exhibition. Discussions highlighted the importance of housing supply and timely provision of information to the community.

Engagement was held with Indigenous knowledge holders during the inception and precinct design phase of the project to incorporate First Nations' perspectives on the natural, cultural and built-form elements of the Precinct. In response to feedback received at that session, the exhibited plan incorporated provisions that are discussed in **Section 4.7** of this report.

2.6 Exhibition engagement activities

Three community drop-in sessions were held at the Rouse Hill Community Centre to engage with the public regarding the draft plans. The sessions were held on:

- Wednesday 28th February 2024 at 11am to 1pm
- Wednesday 28th February 2024 at 4pm to 7pm
- Thursday 29th February 2024 at 12pm to 2pm

Over 70 community members and members of the public attended the sessions. Staff from the Department provided information and advice, including assistance with interpreting technical information and addressing questions related to changes to land use zones, precinct outcomes, and the delivery timing of utilities infrastructure.

3 Submissions summary

3.1 Issues raised

All submissions received were reviewed and issues were categorised according to a category list defined throughout the exhibition period. The themes and frequency of the top 15 issues raised from submissions located within the Precinct are shown in **Figure 4** while the themes and frequency of issues from submissions located external to the Precinct are shown in **Figure 5**. More detailed responses to key issues and those that were frequently raised are provided in **Section 4** and **Section 5** of this report.

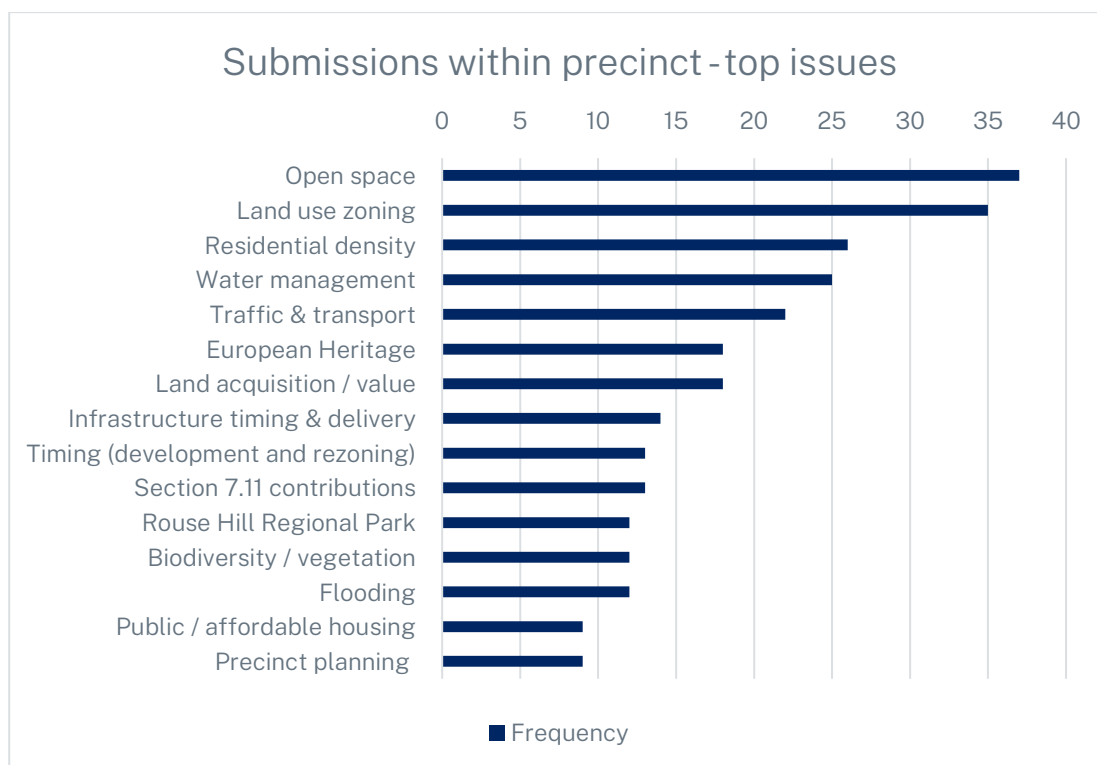


Figure 4: Top issues from submissions located within the Precinct

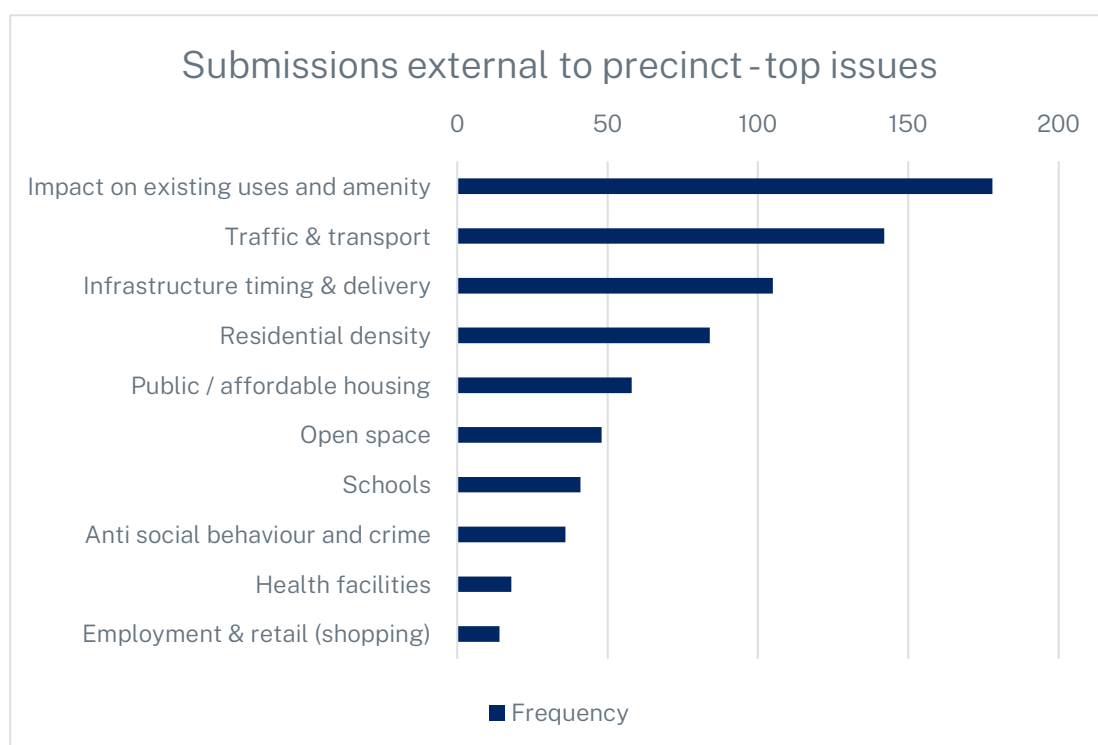


Figure 5: Top issues from submissions located external to the Precinct

4 Consideration of issues

This section discusses the issues raised in submissions and ongoing post-exhibition discussions with state agencies and key stakeholders. Responses to these issues have been formed by balancing a range of competing views in the context of state planning policies and guidelines and informed where necessary by additional specialist advice.

Reference should be made to the final ILP (**Figure 3**) and associated updates to technical documentation for specific information on how the changes to the plans since the exhibition will affect individual properties.

The total quantity of different land uses between the exhibited draft ILP and the finalised ILP is provided in **Table 4**.

Table 3: Comparison between the exhibited draft ILP and final ILP

Land Use		Exhibited draft ILP	Final ILP
Net Developable Area	Low density residential	21.1 ha	13.76 ha
	Medium density residential	65.31 ha	75.38 ha
	High density residential	38.76 ha	38.19 ha
	Total (including local streets)	125.17 ha	127.33 ha
Undevelopable Area	Potential Schools (primary and high school)	6.1 ha	6.1 ha
	Community facilities	2.1 ha	2 ha
	Local active open space	15.7 ha	17.5 ha
	Local passive open space	36.5 ha	31.3 ha
	Natural Green Infrastructure	31.5 ha	32.9 ha
	Urban bushland	8.7 ha	8.6 ha
	Other (Junction road associated lands, energy, major roads, connectors and corridors)	56.3 ha	56.6 ha
	Rouse Hill Regional Park	96.5 ha	96.3 ha
	Total	253.5 ha	251.3 ha
	Total Precinct land area	378.6 ha (including RHRP)	

4.1 Provision of social infrastructure

Issue raised	Department response
Retention of existing vegetation and provision of open space	<p>The open space network has been assessed against both the 2.83ha/1000 people benchmark traditionally applied in precinct planning and the Draft <i>Greener Places Design Guide</i> criteria (Government Architect NSW) .</p> <p>The open space network seeks to mitigate urban heat and improve environmental amenity in the Precinct by preserving existing native vegetation. The final plan incorporates natural green spaces with canopy cover for linear walking trails and facilities like seating, playgrounds, and fitness stations and is supported by Council.</p> <p>The placement of some sports fields on flood-free land in the northwest of the Precinct utilises land that is otherwise unsuitable for urban development, an approach consistent with the NSW Flood Enquiry Report 2022 and supported by the Greener Places framework.</p>
Function of Rouse Hill Regional Park (RHRP)	<p>RHRP is a significant open space asset that services the wider North-West region. It is approximately 43 hectares, with the future gazetted expansion to provide over 96 hectares in public open space. The RHRP is a state significant asset that will service a broader population catchment, with acquisition funding provided through the state infrastructure contributions framework.</p>
Areas identified for community facilities	<p>Up to 1.5 local community centres are needed to meet the needs of the future population along with one district community hub. The two sites proposed to accommodate community centres will allow for the delivery of multi-purpose facilities and improve community outcomes for the wider Riverstone East Precinct and broader NWGA.</p>
Potential school locations	<p>Submissions requested that the proposed high school be located closer to Tallawong station or within RHRP and that the primary and high school investigation sites be co-located.</p> <p>Separation of the potential primary and high school sites will assist with managing transport movements whilst each serving the future residential community. Each site will provide optimal access, giving opportunities for pedestrian and cycling facilities and public transport to link to the potential school sites. Separation of the sites also contributes to the creation of community hubs adjacent to playing fields and community centres. School Infrastructure NSW has provided support for the final plan.</p>

4.2 Land-use zoning and density

Issue raised	Department response
Land use densities and concerns regarding larger lots	<p>The draft ILP included provision for larger lots up to a maximum of 14 – 17 dwellings per hectare alongside creeks in the northwest and southeast of the Precinct, as well as at the Tyburn Priory (325 Garfield Road East). Refer to areas marked ‘A’ and ‘B’ on Figure 6.</p> <p>Submissions raised concerns about the feasibility and affordability of larger lots, technical advice highlighted a preference for smaller housing typologies due to affordability considerations. It is important to note that no submissions were received from known First Nations stakeholders during the exhibition period.</p> <p>In response to these concerns, the density of the lots has been adjusted to provide more homes on these sites, aligning with adjoining densities. This approach ensures the delivery of appropriate densities and lot sizes that are feasible and respond to the need for affordable housing. The ultimate housing yield remains approximately 3,600 homes.</p> <p>Additionally, the Department received submissions requesting an extension of residential zoning along the precinct's southwest boundary to improve the residential interface with Stage 1. However, post-exhibition analysis confirmed this area is within the flood planning area and cannot support residential development. Consequently, this land will form part of the open space network, which is suitable for flood-prone areas.</p>

Issue raised	Department response
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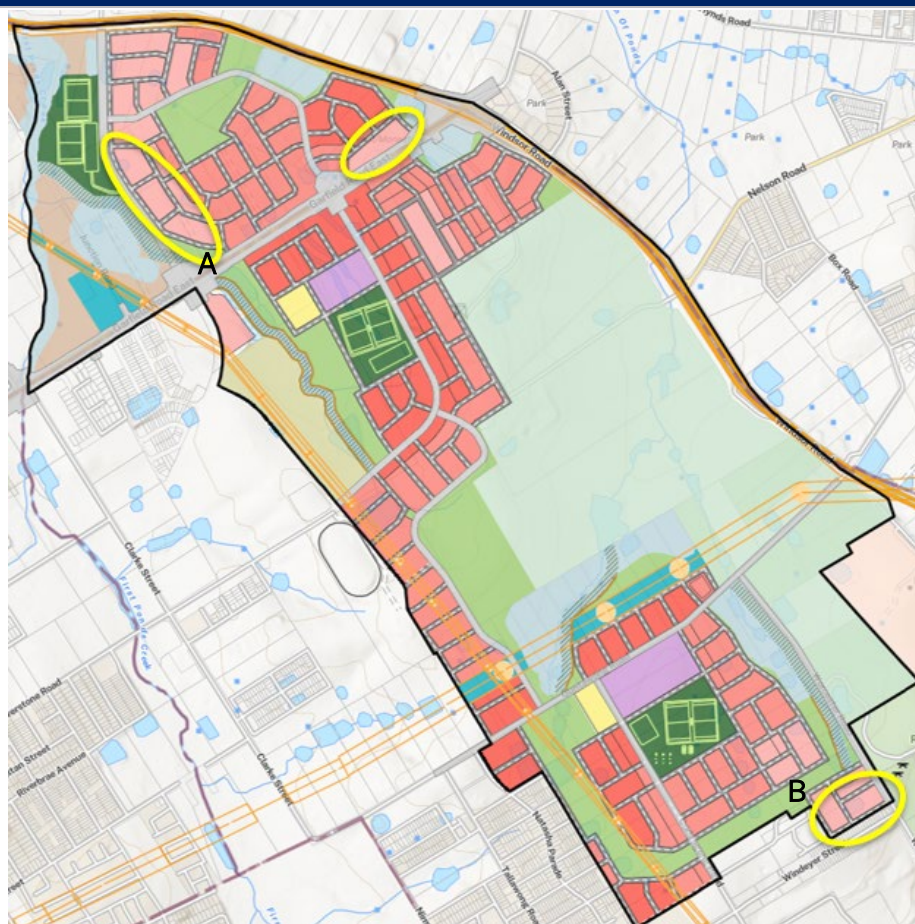


Figure 6: Location of larger lot, low-density homes within the Precinct as exhibited

Objection Density zone	R4 High Residential	R4 High Density zone has been deleted from the plan in response to concerns raised by Council. The R3 Medium Density residential zone is sufficient to permit residential flat buildings across the Precinct, with differing heights to be controlled through the height of building map in Central River City SEPP. This has not resulted in a loss of homes in the Precinct. Corresponding zoning changes are reflected on the land zoning map. The ultimate housing yield remains at approximately 3,600 homes.
Update of maximum density controls		<p>The maximum densities for development relative to land use zoned in the Precinct have been rationalised to simplify the controls to meet the vision for the Precinct and support a diverse range of housing types whilst not compromising overall precinct yield for new homes – refer to Table 4.</p> <p>The redistribution of dwelling density bands ensures consistency with the existing Precincts—Central River City SEPP regulations. This alignment helps maintain uniformity across different precincts within the NWGA,</p>

Issue raised	Department response																		
	<p>reducing confusion and ensuring that all developments adhere to the same standards.</p> <p>The 14 dwellings per hectare density band has been removed and the other bands have been amended to create a more coherent and streamlined planning framework, removing previous mismatches and discrepancies.</p> <p>The changes do not impact on the forecasted yield of approximately 3,600 homes. This ensures that the overall housing targets and development goals are still achievable.</p> <p>The updated density controls accommodate the application of net developable area calculations for future development applications. This provides a clear and consistent basis for assessing and determining new developments, making the planning process more efficient and predictable.</p> <p>Table 4: Comparison of exhibited density targets</p> <table> <tr> <th data-bbox="481 891 957 1021">Exhibited Draft Dwellings/hectare (residential density map)</th><th data-bbox="957 891 1433 1021">Final Dwellings/hectare</th></tr> <tr> <td data-bbox="481 1021 957 1104">14dw/ha</td><td data-bbox="957 1021 1433 1104">N/A</td></tr> <tr> <td data-bbox="481 1104 957 1189">17dw/ha</td><td data-bbox="957 1104 1433 1189">15dw/ha</td></tr> <tr> <td data-bbox="481 1189 957 1272">25dw/ha</td><td data-bbox="957 1189 1433 1272">20dw/ha</td></tr> <tr> <td data-bbox="481 1272 957 1357">33dw/ha</td><td data-bbox="957 1272 1433 1357">25dw/ha</td></tr> <tr> <td data-bbox="481 1357 957 1440">66dw/ha</td><td data-bbox="957 1357 1433 1440">40dw/ha</td></tr> <tr> <td data-bbox="481 1440 957 1525">100dw/ha</td><td data-bbox="957 1440 1433 1525">80dw/ha</td></tr> <tr> <td colspan="2" data-bbox="481 1525 957 1615">Maximum Precinct yield</td></tr> <tr> <td data-bbox="481 1615 957 1700">3,600</td><td data-bbox="957 1615 1433 1700">3,600</td></tr> </table>	Exhibited Draft Dwellings/hectare (residential density map)	Final Dwellings/hectare	14dw/ha	N/A	17dw/ha	15dw/ha	25dw/ha	20dw/ha	33dw/ha	25dw/ha	66dw/ha	40dw/ha	100dw/ha	80dw/ha	Maximum Precinct yield		3,600	3,600
Exhibited Draft Dwellings/hectare (residential density map)	Final Dwellings/hectare																		
14dw/ha	N/A																		
17dw/ha	15dw/ha																		
25dw/ha	20dw/ha																		
33dw/ha	25dw/ha																		
66dw/ha	40dw/ha																		
100dw/ha	80dw/ha																		
Maximum Precinct yield																			
3,600	3,600																		

4.3 Contamination and remediation of land

Issue raised	Department response
Level of potential contamination arising from past activities	The contamination report prepared for the Precinct identified areas of potential environmental concern (APECs) based on the historical use of land and was used to inform the ILP. Further investigation into some sites proposed for public use is occurring independently of the planning process to confirm any remediation required.

4.4 Water cycle management and flooding





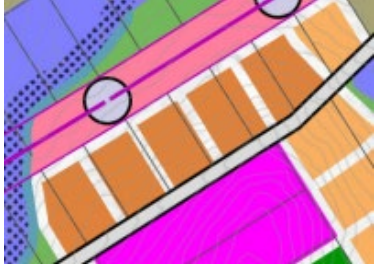

Issue raised	Department response
Development below the Probable Maximum Flood level (PMF)	<p>The north west of the Precinct is affected by both mainstream flooding and overland flow. Residential development and roads critical for evacuation during flood events can only be located above the flood planning area at either 0.2 percent AEP + 0.5m freeboard or the PMF.</p> <p>The Precinct Plan has applied the findings and recommendations of the 2022 NSW Flood Inquiry including Recommendation 18 – Risk-based Approach to Calculating Flood Planning Level and Recommendation 20 – Floodplains as Assets. Together, both these recommendations aim to reduce risk to life and infrastructure and support the re-purposing of flood-prone land as community assets such as sporting and recreational activities.</p>
Extent of drainage infrastructure and detention basins	<p>Concerns regarding the extent and timing of land acquisition for drainage infrastructure are acknowledged. Stormwater detention and drainage basins are located at the periphery of the Precinct to ensure no negative post-development impacts on land beyond the Precinct. Basins have been sized to incorporate the minimum amount of land informed by flood modelling and the recommendations of the NSW Flood Inquiry.</p> <p>The utilisation of existing publicly owned land including road reserves was deemed inadequate to support the level of residential development proposed throughout the Precinct.</p> <p>Several submissions requested that piped stormwater infrastructure, similar to the draft ILP in 2015 and other precincts in the NWGA be considered to reduce the spatial extent of detention basins. Post-exhibition specialist advice considered that it is not best practice due to concerns that it may lead to increased stream erosion and sedimentation. Naturalising existing riparian and watercourses to treat and slow down water movements is the preferred approach and has been adopted by the final ILP.</p>
Relocation of drainage infrastructure to RHRP	<p>RHRP is a state significant asset that will serve a regional open space function independent of facilities required for the development of the Precinct.</p>
Adjustment to drainage basin on Worcester Road	<p>Following a post-exhibition re-allocation of density throughout the Precinct, the drainage basin parallel to Worcester Road has been revised. The extent of the basin has been increased slightly and a corresponding reduction of</p>

Issue raised	Department response
	land zoned as RE1 – Public Recreation. The extent of developable land on affected properties remains unchanged in this location.

4.5 Traffic and transport







Issue raised	Department response
Alignment of local roads	<p>A number of submissions raised concerns about the alignment of local streets. Following detailed analysis, local street alignments were adjusted to align with property boundaries. The local street network throughout the Precinct was also refined to:</p> <ul style="list-style-type: none"> • avoid the 132kV electricity easement • identify land for intersections and roundabouts on the ILP and Land Acquisition Map • reduce the number of intersections along Guntawong Road • provide parallel local streets to Garfield Road East and Hambledon Road which are access-denied • remove local streets between active open space and potential school sites. <p>A comparison between the exhibited draft and final ILP amendments is in Figure 7.</p>

Figure 7: Exhibited draft ILP and final ILP local street alignments (including potential school sites)

Exhibited draft ILP	Final ILP
 <p>Exhibited draft alignment of local streets in relation to 132kV electricity easement</p>	 <p>Final alignment of local streets in relation to 132kV electricity easement</p>
 <p>Exhibited draft Guntawong Road and Cudgegong Road intersection</p>	 <p>Final Guntawong Road and Cudgegong Road intersection</p>
 <p>Exhibited draft intersections along Guntawong Road</p>	 <p>Access-denied roads along Guntawong Road</p>

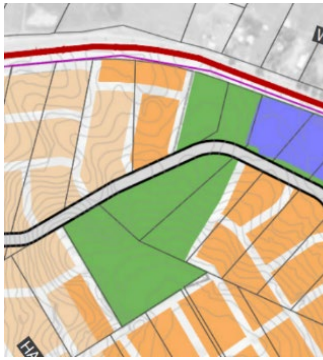
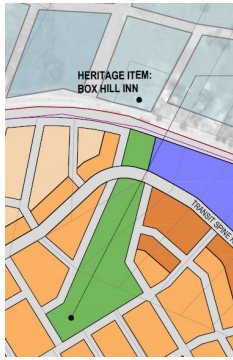
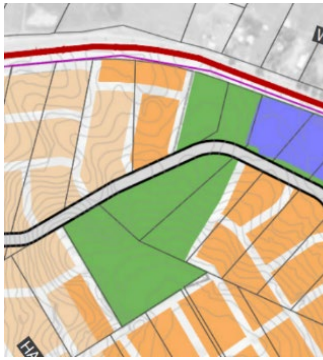
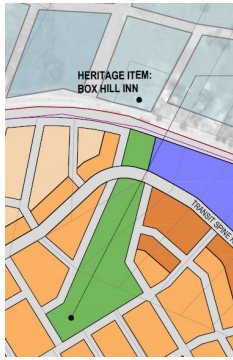
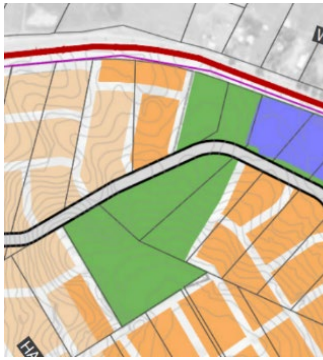
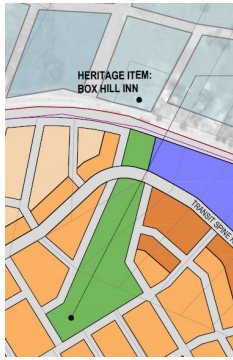
Issue raised	Department response
	<div data-bbox="496 264 847 533">  </div> <div data-bbox="491 555 917 638">Exhibited draft local street layout parallel to Garfield Road East</div> <div data-bbox="935 264 1267 533">  </div> <div data-bbox="930 555 1422 638">Updated local street layout parallel to Garfield Road East</div>
	<div data-bbox="496 685 858 943">  </div> <div data-bbox="491 965 917 1048">Exhibited draft local street – southern school location</div> <div data-bbox="935 685 1267 943">  </div> <div data-bbox="930 965 1422 1048">Final ILP with removal of local street from ILP – southern school location</div>
	<div data-bbox="496 1093 863 1361">  </div> <div data-bbox="491 1384 917 1467">Exhibited draft local street – northern school location</div> <div data-bbox="935 1093 1232 1361">  </div> <div data-bbox="930 1384 1422 1467">Final ILP with removal of local street – northern school location</div>
Alignment of North-South “transit spine”	<p>A more direct north-south transit spine route has been adopted. The existing alignment east of the new direct route connection is still primarily retained as a local road (now referred to as yield street) to maintain an asset protection zone (APZ) to RHRP and maintain access for adjoining yield streets and residential ways.</p> <p>The alignment of the extension of Riverstone Road, north of Garfield Road East, has been adjusted in line with the open space changes described in Section 4.6.</p> <p>A comparison between the draft and final ILP alignment of both roads is in Figure 8.</p>

Issue raised	Department response						
	<p data-bbox="485 253 1398 282">Figure 8: Exhibited draft ILP and final ILP SP2 Classified Road alignments</p> <table border="1"> <thead> <tr> <th data-bbox="485 293 943 376">Exhibited draft ILP</th><th data-bbox="943 293 1430 376">Final ILP</th></tr> </thead> <tbody> <tr> <td data-bbox="485 376 943 835">  <p data-bbox="496 712 935 786">Exhibited north-south transit spine (bus-capable) road alignment</p> </td><td data-bbox="943 376 1430 835">  <p data-bbox="954 730 1422 806">Final north-south transit spine (bus capable) road alignment</p> </td></tr> <tr> <td data-bbox="485 835 943 1305">  <p data-bbox="496 1155 935 1229">Exhibited Riverstone Rd extension road alignment</p> </td><td data-bbox="943 835 1430 1305">  <p data-bbox="954 1155 1422 1272">Final Riverstone Road extension road alignment, north of Garfield Road East</p> </td></tr> </tbody> </table>	Exhibited draft ILP	Final ILP	 <p data-bbox="496 712 935 786">Exhibited north-south transit spine (bus-capable) road alignment</p>	 <p data-bbox="954 730 1422 806">Final north-south transit spine (bus capable) road alignment</p>	 <p data-bbox="496 1155 935 1229">Exhibited Riverstone Rd extension road alignment</p>	 <p data-bbox="954 1155 1422 1272">Final Riverstone Road extension road alignment, north of Garfield Road East</p>
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<p data-bbox="161 1335 464 1408">Access to the northern playing fields</p>	<p data-bbox="485 1335 1430 1543">Vehicular access to the northern playing fields from Hambledon Road has been confirmed via a left-in left-out arrangement. Despite the proximity of sub-arterial and collector roads, vehicle movements going to and coming from the playing fields will be able to effectively move through the Precinct and wider area.</p>						

Issue raised	Department response																										
Guntawong Road and Windsor Road signalised intersection	<p>The exhibited planning package included provision for traffic signals at the intersection of Guntawong Road and Windsor Road. Further assessment has confirmed that the intersection of Guntawong Road and Windsor Road meets the requirements for signalisation, with pre-development data from March 2023 exceeding major road flow of 600 vehicles/hour in each direction and minor road flows of over 200 vehicles/hour. Refer to Table 5 for a breakdown of vehicle counts.</p> <p>Table 5: Vehicles per hour at intersection of Guntawong Road and Windsor Road</p> <table><tr><th>Time (24hrs)</th><th>Guntawong Rd approach</th><th>Windsor Rd south bound</th><th>Windsor Rd north bound</th></tr><tr><td>8:00</td><td>219</td><td>1827</td><td>1364</td></tr><tr><td>15:00</td><td>283</td><td>1709</td><td>1679</td></tr><tr><td>16:00</td><td>251</td><td>1609</td><td>1497</td></tr><tr><td>17:00</td><td>203</td><td>1769</td><td>1800</td></tr></table> <p>To inform the future delivery of the intersection upgrade, the final plan secures additional land required for the intersection (Figure 9) which is included in Land Zoning Map and Land Reservation Acquisition Map. A future signalised intersection will be subject to detailed design and funding.</p> <p>Figure 9: Exhibited draft ILP and final ILP Guntawong and Windsor Roads</p> <table><tr><th>Exhibited draft ILP</th><th>Final ILP</th></tr><tr><td></td><td></td></tr><tr><td>Exhibited draft ILP intersection</td><td>Final intersection with identified intersection</td></tr></table>	Time (24hrs)	Guntawong Rd approach	Windsor Rd south bound	Windsor Rd north bound	8:00	219	1827	1364	15:00	283	1709	1679	16:00	251	1609	1497	17:00	203	1769	1800	Exhibited draft ILP	Final ILP			Exhibited draft ILP intersection	Final intersection with identified intersection
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4.6 Non-indigenous heritage

Issue raised	Department response
Impacts on Rouse Hill House and Farm	<p>The Non-Indigenous Heritage Study recommended maximum building heights of up to 6.9 metres across large parts of the Precinct to protect views and vistas from and toward Rouse Hill House. Given the market preference for smaller lots that would typically accommodate 2-storey homes, it is not reasonable to restrict development to a single-storey. To mitigate the impact on views and vistas from and toward Rouse Hill House, landscape controls within the DCP have been strengthened to include requirements for tree planting within front and rear residential setbacks to filter views and reduce heritage impacts. The maximum building heights exhibited by the final plan are 8.5 metres for low residential density, 12 metres for medium residential density, and 16 metres for high residential density.</p> <p>To give certainty and flexibility to the design of the potential school sites, a 16 metres maximum building height limit will apply to both the northern and southern sites.</p> <p>The Non-Indigenous Heritage Study proposed extending the Rouse Hill House and Farm Curtilage to new boundaries: stretching east to Windsor Road and west to include the stockyard area. Although the Council supported this extension proposal, it has not been progressed, noting that Heritage NSW did not recommend the area for heritage listing, and the entire proposed extension falls within land owned by the NSW Government. Additionally, it's important to note that both the historic Rouse Hill House and the former Rouse Hill Public School structures are situated outside of the current Precinct boundaries.</p>
Impacts on Tyburn Priory site	<p>The Tyburn Priory site is to be mapped on the Heritage Map and zoned R2 Low-Density Residential to allow adaptive reuse of the property that can enable its ongoing viability. Local road impacts on the site are to be avoided through DCP controls. A 2-hectare minimum lot size will ensure the site is maintained in one landholding to preserve its heritage integrity.</p>

Issue raised	Department response				
<p>Evidence to verify Rummary House remains and impacts on potential residential development</p>	<p>Submissions raised concerns with the proposed heritage listing of the Potential Rummary House archaeological remains under the SEPP and the perceived lack of evidence to support that listing. The archaeological potential could not be verified during the planning phase.</p> <p>The proposed open space on part of Lot 23 DP 30458 will serve to portion the site where remains have the potential to be present and maintain a view corridor to Box Hill Inn. The balance of the site is considered appropriate for development as shown in Figure 10 subject to development applications supported by an archaeological assessment, as required by the DCP.</p> <p>Figure 10: Exhibited and final ILP for Rummary House open space extent</p> <table border="1"> <thead> <tr> <th data-bbox="486 741 820 826">Exhibited draft ILP</th><th data-bbox="820 741 1153 826">Final ILP</th></tr> </thead> <tbody> <tr> <td data-bbox="486 826 820 1335">  <p>Exhibited draft ILP and extent of open space</p> </td><td data-bbox="820 826 1153 1335">  <p>Final ILP with refined extent of open space</p> </td></tr> </tbody> </table>	Exhibited draft ILP	Final ILP	 <p>Exhibited draft ILP and extent of open space</p>	 <p>Final ILP with refined extent of open space</p>
Exhibited draft ILP	Final ILP				
 <p>Exhibited draft ILP and extent of open space</p>	 <p>Final ILP with refined extent of open space</p>				

4.7 Indigenous heritage

Issue raised	Department response
The provision of larger than 1ha and 5000sqm lots fronting water courses	As previously identified in Section 4.2 post exhibition analysis by technical specialists identified market preferences for smaller housing format for affordability and lifestyle reasons amidst a narrower capacity to pay for detached housing. As a result, a reduction in lot sizes has been adopted in the final plan, accompanied by updated street sections that deliver increased tree canopy requirements (refer to Section 4.5 for additional information) and an amendment to the Greenfield Housing Code that will deliver increased landscaping and setback requirements (refer to Section 4.13 for additional information).

4.8 Timing of land acquisition and land valuation

Issue raised	Department response
Timing of land acquisition and the value of land when it is acquired	<p>Council will be the primary acquisition authority, acquiring land for open space, drainage, community facilities and some roads when it is required. School Infrastructure NSW would acquire land for schools.</p> <p>The acquisition value will be the market value of the land as determined in accordance with the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>.</p>

4.9 Timing and delivery of infrastructure

Issue raised	Department response
Utility provisions including water and wastewater services and gas	<p>Sydney Water has noted that upgrades for both potable water and wastewater are projected for commissioning in FY2028-2029, subject to further reviews and resolutions of funding arrangements. These upgrades are intended to accommodate the plans for the Precinct.</p> <p>It is noted that as of 28 November 2024, Sydney Water has provided an update on wastewater servicing within the Precinct and surrounding area. The update identified an interim solution to allow new developments to connect to the existing wastewater network as early as March 2025 and Section 73 Certificates to be issued for development.</p> <p>It has been confirmed by Endeavour Energy that the existing surrounding electrical infrastructure has the capacity to service the Precinct, with plans to install an additional zone substation to cater for the planned growth of the region.</p>
Provision and access to local public schools	<p>Two potential school sites, a high school located in the south of the Precinct at the corner of Cudgegong and Guntawong Roads and a primary school located in the centre of the Precinct have been identified in the ILP. The likely location has been based on School Infrastructure NSW current requirements and input from technical specialists and will be subject to further detailed assessment before site planning commences. The locations are strategically located to provide options for shared use of open space and community facilities.</p>
Vehicle congestion, traffic and movement	<p>Post-exhibition discussions with Transport for NSW, Council and technical specialists, the final plan has been revised to incorporate bus-capable carriageways along the extent of Guntawong Road. This has been identified to allow for increased flexibility in future bus network planning and bus movements associated with the potential high school.</p> <p>It is anticipated that future bus network upgrades as well as new links to Tallawong and Schofields stations will result in increased public transport utilisation and mode share within and beyond the Precinct. Proposed active transport links within the open space network and updated street designs (see Section 4.5) that enable safer travelling will further reduce private car use within the Precinct.</p>

Issue raised	Department response
Equitable delivery of local streets	<p>The draft ILP was prepared with the intention, where possible, to align local streets with property boundaries to encourage the equitable delivery of roads between landholders.</p> <p>Half street construction is occurring in greenfield development sites in western Sydney with no certainty on when the balance of streets will be delivered, posing street network constraints for future residents.</p> <p>In order to ensure that the delivery of full road widths is not compromised by delays to development on adjacent lots, the DCP has been amended to require delivery of the full road reservation by first movers, thereby safeguarding the implementation of a functional road network.</p> <p>The Council will also need to play a role in the assessment and conditioning of development applications to ensure that roads are designed in accordance with the DCP, located in accordance with the ILP and constructed in accordance with valid, easy to implement, enforceable and easy to understand conditions of consent.</p>

4.10 Section 7.11 contributions

Issue raised	Department response
Funding of land acquisition for public infrastructure and affordability impacts	<p>The requirements for sufficient levels of local amenities and services have been balanced with the needs of future populations within the Precinct and will be delivered through the local contributions scheme.</p> <p>Following the finalisation of the draft plan, a contributions plan will be updated to include the Riverstone East Stage 3 infrastructure requirements. The contributions plan will be reviewed by the Independent Pricing and Regulatory Tribunal.</p>

4.11 Public / affordable housing

Issue raised	Department response
Implementation and delivery of affordable housing and development feasibility	<p>Affordable housing is to be delivered directly via provision within the Central River City SEPP. The provision will apply to specific residential development typologies including attached homes, multi-dwelling housing, residential flat buildings, and shop-top housing over 20 dwellings where the consent authority must ensure that a minimum of 5 percent of the building's gross floor area is allocated for affordable housing purposes.</p> <p>The specific parameters around the delivery of affordable housing, including that it is only applicable to locations within 400 metres walking distance of existing or proposed public transport, retail premises or public open space will allow for upfront development feasibility assessments.</p>

4.12 Impact on existing uses and amenity

Issue raised	Department response
Cumulative impact on existing uses	<p>These issues included:</p> <ul style="list-style-type: none">• availability of parking at surrounding train stations, including Tallawong Metro and Schofields stations• traffic and congestion surrounding Tallawong Metro and Schofields stations during peak drop-off/pick-up times

Issue raised	Department response
	<ul style="list-style-type: none"> • traffic and congestion along major thoroughfares, including Windsor and Schofields Roads • delivery of public transport infrastructure • accessibility to neighbouring precincts • capacity and availability of local Government schools • provision of healthcare services and delivery of future Rouse Hill Hospital. <p>The Urban Development Program will continue to focus on the planning and delivery of housing and employment land and infrastructure to support new development in key growth regions of NSW, including in Metropolitan Sydney and in Regional NSW</p>
Odour concerns from existing activities	The meat rendering plant located within the Precinct ceased operation in May 2024.

4.13 Improving development standards

Issue raised	Department response
Limited development setbacks and lack of private open space	The final plan has larger setbacks than surrounding neighbourhoods
The utilisation of an amended Greenfield Housing Code (GHC)	<p>Submissions noted that the proposed amendments to the GHC controls restricted the delivery of housing diversity and requested that the minimum lot width be reduced to 7m wide, in line with other Precincts throughout the NWGA.</p> <p>The proposed amendments to the GHC would ensure that development seeking approval under this planning pathway incorporate enhancements to greenspace and neighbourhood amenity.</p> <p>A summary of differences between the amended GHC utilised within the Precinct and the existing GHC present throughout the NWGA is outlined below:</p> <ul style="list-style-type: none"> • increased minimum lot width to 8 metres for all lots including corner lots, previously 6 metres. • increased minimum setback from primary road to 4.5 metres for all lots, previously 3 metres.

Issue raised	Department response
	<ul style="list-style-type: none"> • increase in minimum side setbacks for the ground level of dwellings. • decrease in minimum side setbacks for upper level of dwellings. (excluding ≥ 15 metres lots, where one side will increase to 2.5 metres from 900 metres) • increase rear setback for dwellings ≤ 4.5 metres high to 4.5 metres, previously 3 metres. • increase front setback for rear battle-axe block dwellings to 4.5 metres, previously 3 metres. • new clause relating to roof material solar absorptance rating requiring roof materials to have a solar absorptance rating of 0.64 or less. • requirement for the maximum width of driveways at lot boundary standardised to 3 metres for all sized lots. • additional minimum landscape and tree planting requirements for smaller lot sizes. <p>The introduction of increased lot width and setback requirements as well as additional minimum landscape and tree planting requirements within the amended GHC supports the vision for the Precinct, including a Precinct wide 40 percent tree canopy and improving residential amenity outcomes, whilst making housing more affordable with small lot options.</p>

4.14 Other matters

Issue raised	Department response
The alignment of the Precinct with the Federal Government's National Housing Accord	The Precinct aligns by facilitating the rezoning land to enable the delivery of up to approximately 3,600 well-located homes supported by new and upgraded infrastructure including roads, public transport, potential schools, public open space and community facilities.

5 Feedback from Agencies

The Department received submissions from the following agencies:

- Endeavour energy
- NSW Rural Fire Service
- NSW Environment Protection Authority
- Transport for NSW
- Western Sydney Health District
- State Emergency services
- Sydney Water
- School Infrastructure NSW

Several of the concerns raised duplicate concerns that have been raised in community submissions and have been addressed in **Sections 4** and **6** of this report. Additional matters raised are summarised below with the Department's response to each. Matters raised by Council have been considered in **Sections 4** and **6** of this report.

Zoning and Land Use

Zoning of Lot 100 DP 1282712: Identification as SP2 Infrastructure – Electricity.

Response: Lot 100 DP 1282712 will be zoned for C2 Environmental Conservation, aligning with adjacent zoning.

Residential Development Near Transmission Easements: Higher density residential development adjoining transmission easements and clarity on undergrounding transmission lines.

Response: development near easements is consistent with Endeavour Energy's requirements. Undergrounding between Riverstone Road and Guntawong Road may be privately arranged. If not undergrounded, development can still occur up to the easement boundaries.

Commercial Activities: Provision for additional land for commercial activities.

Response: Existing commercial zones nearby (Riverstone East – Stage 2, Box Hill, Tallawong station) make additional commercial zoning unnecessary.

Environmental and Health Concerns

Odour and Noise from AJ Bush: Issue: Impact of odour and noise from the meat rendering plant.

Response: The plant ceased operations in May 2024.

Flooding and Evacuation

Evacuation and Flooding: Evacuation routes, road overtopping, and isolation duration.

Response: No evacuation strategy needed as residential areas are outside flood-prone zones. Flood risks are managed to safe levels on roadways and overland flow paths.

Risks in Outdoor Green Spaces: Risks to users of proposed outdoor green spaces and bushland.

Response: Emergency response strategies will follow the Hawkesbury-Nepean Valley Flood Emergency Plan.

Infrastructure and Utilities

Utilities and Infrastructure Upgrades: Provision of utilities and delivery of infrastructure upgrades.

Response: Infrastructure will be delivered progressively. Sydney Water plans upgrades for potable water and wastewater by FY2028-2029 with an interim solution to allow new developments to connect to the existing wastewater network as early as March 2025 identified. Existing electrical infrastructure can service the Precinct, with plans for a new substation.

Rouse Hill Recycled Water System: Potential expansion of the recycled water system.

Response: Recycled water delivery will consider broader catchment impacts.

Fire Protection and Safety

Asset Protection Zones (APZ) for Community Centres: APZ requirements for community centres and residential zoning in flame zones.

Response: Community centres will be placed in areas with APZ for BAL-12.5 to meet fire protection requirements. Residential zoning has been adjusted based on further analysis.

Clearing of Bio-Certified Land: Timing and extent of clearing and conflict with bushfire protection planning.

Response: Bushfire mitigation measures will be assessed at the development application stage.

Transport and Connectivity

Street Hierarchy and Transport Infrastructure: Amendments to street hierarchy to support bus-capable and active transport infrastructure.

Response: ILP and supporting maps updated to support public and active transport connections throughout the Precinct. Bus stop locations will be planned later by Transport for NSW.

Community and Open Space

Co-locating Open Space: Mechanisms to support co-locating open space on adjacent land under separate ownership.

Response: The final ILP encourages sharing public facilities to create community hubs, with formal agreements to be further investigated by relevant stakeholders.

6 Post-exhibition amendments

This section discusses amendments made to the planning package in response to issues raised in submissions.

6.1 Implementing the Western Sydney Street Design Guidelines (WSSDG)

In response to issues raised in Council's submission, including reducing urban heat and increasing sustainability outcomes, the WSSDG have been integrated into the final precinct planning package. The WSSDG seek to reverse design changes within the development of suburban streets that enabled them to become less attractive, hotter, dominated by cars and less environmentally sustainable. The key advantages of utilising the WSSDG within the Precinct include:

- Revised street hierarchy that introduces better alignment with Transport for NSW's Design of Roads and Streets Guide (DORAS) and Movement and Place matrix
- Introduction of street types that provide a self-reinforcing slower speed environment, with footpaths primarily on both sides of the street to align within the Precinct aspirations of slowing down residential traffic to give priority to pedestrians and cyclists.
- Responds to the Resilient Sydney Strategy Cool Suburbs action by including the provision for a continuous tree canopy on both sides of every street, equating to 70 percent tree canopy coverage.
- Ensuring development yields proposed within the draft ILP can still be achieved.

A comparison between the street typologies and total street reservation within the existing Blacktown City Growth Centre Precincts DCP, the exhibited draft ILP and the final ILP with WSSDG is identified in **Table 6**.

Table 6: Comparison between Blacktown City Growth Centre Precincts DCP, the exhibited draft ILP and the final ILP with WSSDG

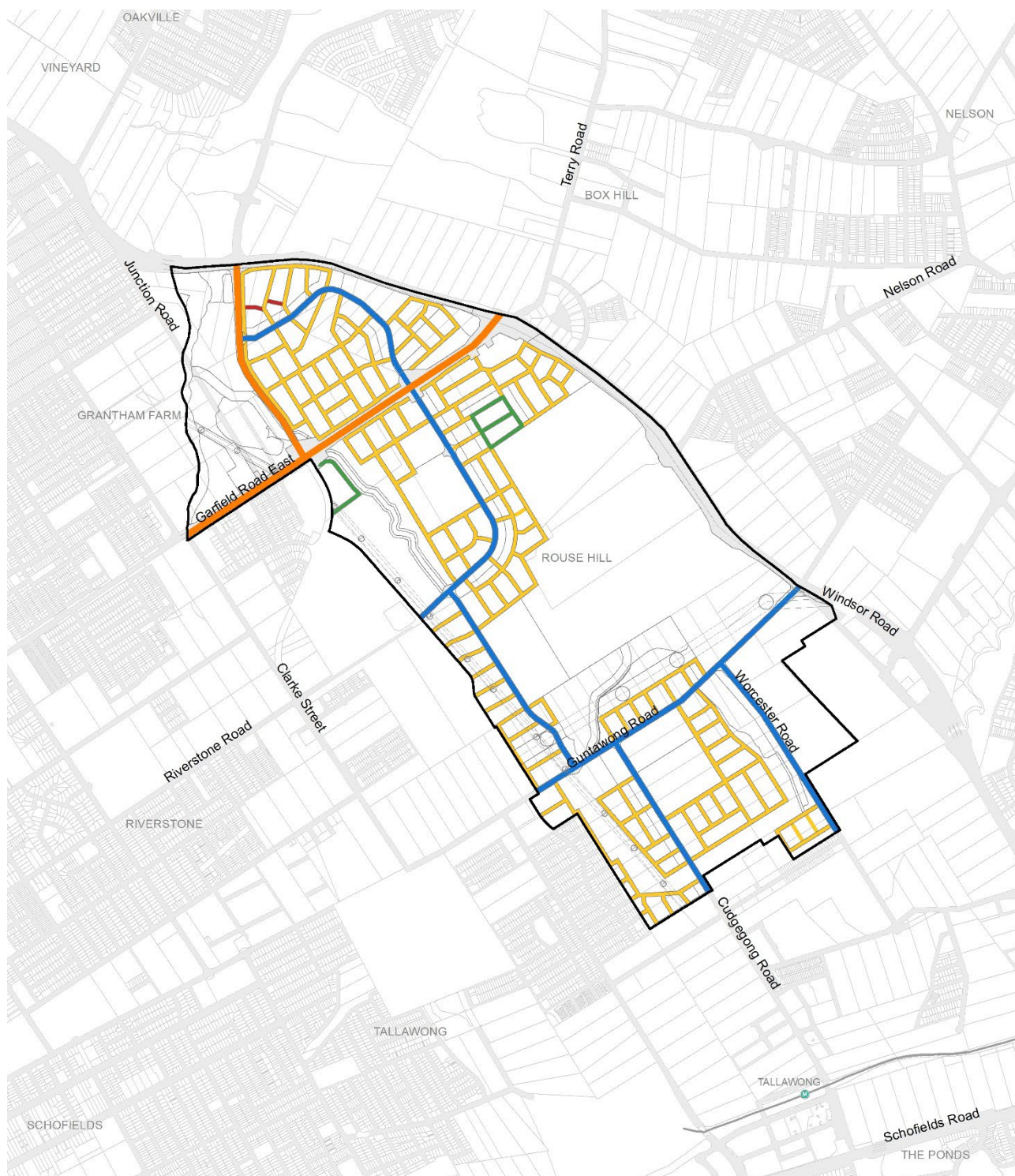
Blacktown City Growth Centre Precincts DCP		Exhibited Draft ILP		Final ILP (WSSDG)	
Street type	Total street reservation	Street type	Total Street reservation	Street type	Total street reservation
Collector Road	20m	Collector Road	22m	Connector Street	23m

Blacktown City Growth Centre Precincts DCP		Exhibited Draft ILP		Final ILP (WSSDG)	
Town centre road/main street	25m	N/A		N/A	
Medium-high density local road	18m	Local Road	16m	Neighbourhood Street	18m
Local street	16m			Yield Street	16m
				Residential Way	
Access Street	13.10m	Access Street	13.10m	N/A	

To align the WSSDG with the existing Blacktown City Growth Centre Precincts DCP street layout and design requirements, the neighbourhood street section for R3 – Medium-Density zoned areas has been utilised. This differs from the proposed street hierarchy within Council’s submission, however has been implemented to ensure the safe and coherent movement of garbage trucks, emergency services and private vehicles throughout the Precinct.

Following review by technical specialists and further consultation with Council, the total street reservation width of Residential Ways has increased from 14 metres in Council’s submission to 16 metres to align with Yield Streets. This increase in the total street reservation provides consistency and enables additional area for unobstructed utility trenches and footpaths on one side. Residential Ways and Yield Streets will only be utilised in the R2 – Low-Density residential areas.

The updated street hierarchy to be adopted for the Precinct is shown in **Figure 11**.



Precinct street hierarchy

- | | |
|---------------------------------|----------------------|
| Riverstone East Stage 3 | Sub-arterial road |
| Metro station | Connector street |
| Metro alignment | Neighbourhood street |
| Road corridor | Yield street |
| Cadastre © NSW Spatial Services | Residential way |



Figure 11 - Precinct street hierarchy plan

6.2 Tyburn Priory – 325 Garfield Road East

Tyburn Priory located at 325 Garfield Road East (Lot 7 DP 1076228) is to be identified as an item of local heritage significance within the amended Central River City SEPP as specialist advice received considers that the site could form part of the rich and layered heritage of the Riverstone East region in time.

To protect and retain this heritage item, a minimum lot size control of 2 hectares is to be implemented to prevent subdivision of the lot whilst still allowing for adaptive reuse in a low-density residential zone.

6.3 Indicative Layout Plan

Since the exhibition, amendments have been made to the ILP to respond to issues raised in submissions. **Table 7** provides an explanation of the rationale for the changes made to the final ILP (shown in **Figure 12**).

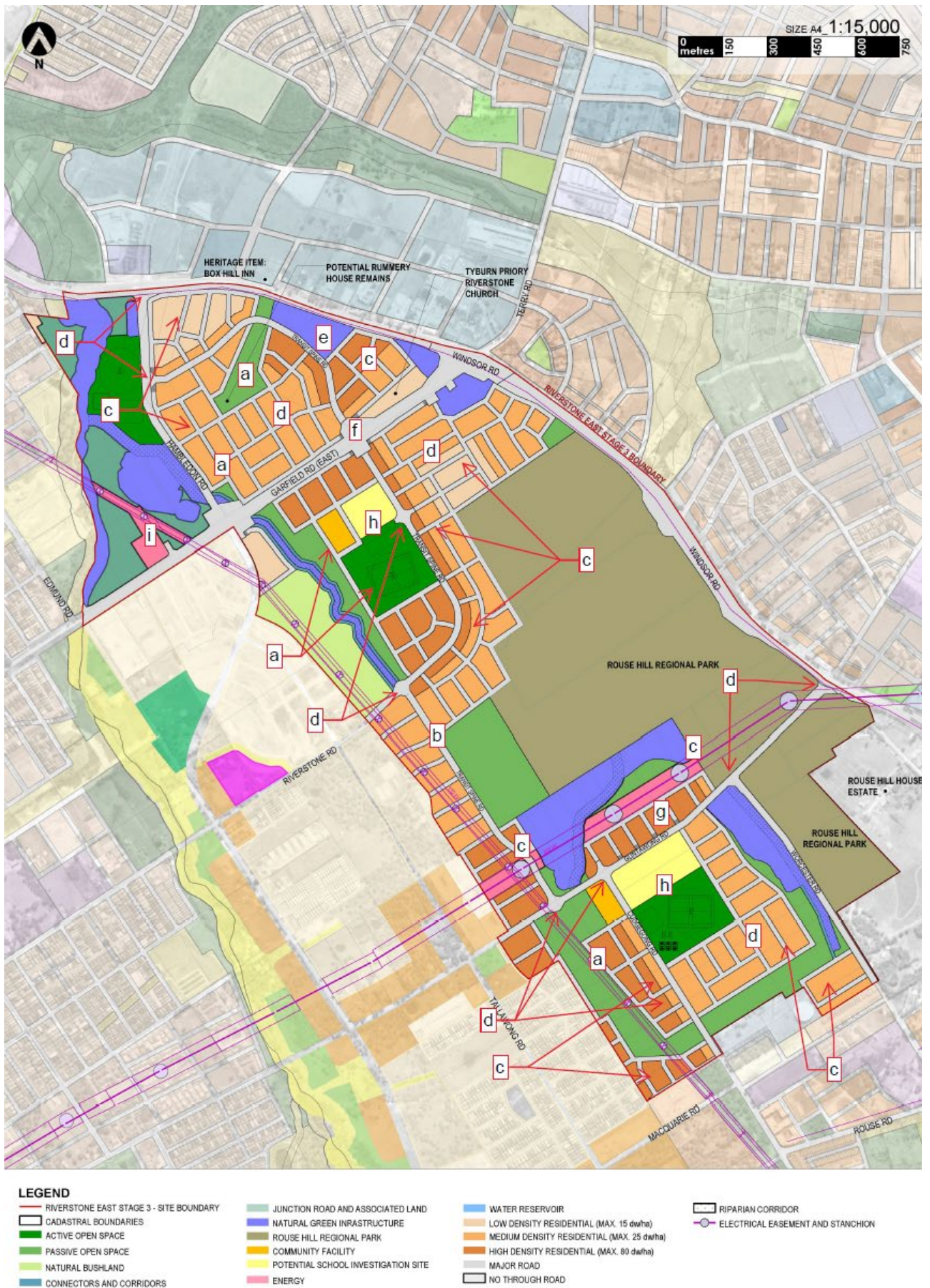


Figure 12: Final ILP - amendments following exhibition

Table 7: Description of changes to draft ILP following exhibition

Description of change	SEPP map/s amended	Explanation	Figure notation
Public open space and community facility adjustments: Reduced passive open space in north and northeast; extended central active open space; reconfigured northern community facility and southern passive open space	Zoning, Acquisition	Updated based on heritage advice, landowner submissions, drainage requirements, and Council concerns	a
Transit spine realignment: More direct north-south route; removal of adjacent small passive open spaces	Zoning, Acquisition	Improves transit efficiency; maintains exhibited alignment as local street for APZ to RHRP	b
Residential density changes: Redistribution of low, medium, and high-density areas; removal of R4 zoning	Zoning, Residential density, Height of Building	Responds to submissions, feasibility concerns, topography constraints, and NWGA zoning norms	c
Local street network modifications: Realignment and removal of some streets; mapped roundabouts and intersections	Zoning, Acquisition	Based on submissions, density redistribution, and need to protect intersection requirements	d
Riverstone Road extension adjustment: Minor alterations north of Garfield Road East	Zoning, Acquisition	Reconfigured for local street network changes and potential Rummery House remains	e
New streets parallel to Garfield Road East	N/A	Improves urban design outcomes and usability of adjacent land	f
Guntawong Road modifications: Removal of four intersections; widened reservation for bus services	Zoning, Acquisition	Reduces intersections, maintains pedestrian connections, enables bus network flexibility	g
School and open space street removal: Eliminated streets between potential schools and active open space	Zoning, Acquisition	Improves integration of educational and recreational spaces	h
Electricity substation adjustment: Removal of Lot 100 DP 1282712	Zoning, Acquisition	Responds to Endeavour Energy submission	i
Road zoning changes: Cudgegong and Worcester Roads rezoned to R2 from SP2	Zoning, Acquisition	Aligns with adjacent Area 20 Precinct zoning	N/A

6.4 Development Control Plan

Amendments to the exhibited draft DCP have been made to address issues raised in submissions and post-exhibition consultation and have been addressed in a submissions report in support of the Riverstone East Stage 3 Development Control Plan as a new appendix to the Blacktown City Council Growth Centre Precincts DCP.

6.5 Central River City SEPP

The exhibited draft plan included an EIE which contained a description of the provisions proposed to be included in the Precinct Plan. The draft plan and SEPP amendment were amended following consideration of issues raised during the exhibition. The following sections and **Table 8** describe the changes to the Central River City SEPP.

Table 8: Description of changes to SEPP maps following exhibition

Map	Description of amendments
Land zoning	<ul style="list-style-type: none">• Removal of R4 – High Density Residential and replacement with R3 – Medium Density Residential.• Redistribution of R2 – Low Density Residential and R3 – Medium Density Residential throughout the Precinct.• Realignment and removal of classification of SP2 – Local Roads.• Identification of proposed intersection requirements.• Adjustments to areas to be zoned RE1 – Public Recreation throughout the Precinct.• Removal of SP2 – Infrastructure zoning from Lot 100 DP 1282712.
Maximum dwelling density	<ul style="list-style-type: none">• Corresponding maximum density controls to align with land zoning amendments.• Update of maximum density controls.
Land reservation acquisition	<ul style="list-style-type: none">• Amendments as outlined in Table 7.
Height of buildings	<ul style="list-style-type: none">• Maximum heights of 16 metres set on both potential school sites.
Heritage	<ul style="list-style-type: none">• Removal of Rummery House and the Rouse Hill House and Farm Curtilage extension from the Precinct Heritage SEPP Map.• Removal of Windsor Road as an area identified with high potential for archaeological remains.

Map	Description of amendments
Minimum lot size	<ul style="list-style-type: none"> New minimum lot size of 2 hectares on the Tyburn Priority (lot 7 DP 1076228 to preserve the existing curtilage of this local heritage item.

Additional Local Provisions

In addition to amendments to SEPP maps, the following additional local provisions that were exhibited in the draft EIE from the final Central River City SEPP have since been removed:

- 6.6 Active Street frontages
- 6.7 Development of land within or adjacent to public transport corridor
- 6.8 Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential

Sections 6.4 (Development controls – existing native vegetation) and 6.5 (Development in Zone C2 Environmental Conservation Subdivision of land adjoining Zone C2 Environmental Conservation) within the exhibited in the draft EIE have been replaced with Section 6.4 Development in Zone C2 and section 6.5 Subdivision of land adjoining zone C2.

The following local provisions have been included in the final Central River City SEPP:

- 6.6 Sex services premises
- 6.7 Restricted premises
- 6.8 Rooftop solar absorptance
- 6.9 Affordable housing

6.6 Other amendments

Amendments to planning policy documents located outside the Precinct have been identified to address issues raised prior and during the exhibition. These amendments include:

- Amended Land Zoning map and principal development controls for Lots 1 and 2 DP 218794 (88 and 94 Junction Road, Grantham Farm) within the Riverstone Precinct (Central River City SEPP Appendix 7 Alex Avenue and Riverstone Precinct Plan 2010).
- Amended Land-use Zoning and Land Reservation Acquisition Map within the Riverstone East – Stage 2 Precinct to identify the extent of Riverstone Road extension as SP2 - Local Road (Central River City SEPP Appendix 11 Blacktown Growth Centres Precinct Plan), as shown in **Figure 13**.



Figure 13: Proposed extent of Riverstone Road SP2 - Local Road zoning