

# Area 20

## Community Update 7 July 2011

*Thank you for your patience while we finalise the Area 20 Precinct Plan. The Department understands the importance of finalising the Area 20 Precinct Plan as soon as possible and is working closely with the local Council and other agencies to ensure Precinct Planning is coordinated and consistent with other strategic directions of the NSW Government.*

### Post Exhibition

The draft Area 20 Precinct Planning package was placed on exhibition from 6 December 2010 until 11 February 2011, allowing landowners and stakeholders to view and comment on the Plan.

The Department received and examined 53 submissions. The most common issues raised in these submissions were:

- The proposed land uses and suggested changes
- Uncertainty about land acquisition
- The North West Rail Link and the proposed road network
- Management of biodiversity, flooding and stormwater
- The function and size of the village centre.

Over the past few months, these issues have been reviewed and in some instances, some additional studies have been carried out.

### Finalising the Plan

A submissions report is being finalised and some changes are being made to improve the Precinct Plan. These changes are based on the issues raised during exhibition and the additional studies conducted. Once finalised, the Department will provide a report to the Minister for Planning and Infrastructure for consideration. If the Minister approves the Precinct Plan, it will be formally notified in the Government Gazette, which means the new zonings come into effect. Landowners will be informed when rezoning has been completed.

The final Precinct Plan is expected to be submitted for the Minister's consideration shortly.

### North West Rail Link

The NSW Government has established a project team to progress the planning and delivery of the new North West Rail Link. The Department is working closely with the project team to ensure development is integrated with the future rail infrastructure. The project is in the early planning stages, however the design briefs include a proposed commuter station at Cudgegong Road, and a train stabling yard near Tallawong Road.

A North West Rail Link Community Information Centre has been established to provide an opportunity for the community to speak with the project team. The Centre is located at 299 Old Northern Road, Castle Hill and is open from Monday to Friday 9am to 5pm. For further information, please call 1800 019 989, email [info@northwestrail.com.au](mailto:info@northwestrail.com.au) or visit [www.northwestrail.com.au](http://www.northwestrail.com.au).

### Schofields Road Upgrade

It is proposed that the Schofields Road upgrade be constructed in stages. The road will become a four lane divided carriageway with a wide median that can provide two additional lanes in the future. The Environmental Assessment for stage one between Windsor Road and Tallawong Road was determined in 2009 and detailed design is currently underway. Construction is expected to start in 2012.

