

February 2009

## Area 20 Precinct Planning Community Update 1

Precinct Planning in the Area 20 Precinct is underway with the Department of Planning and Blacktown City Council working on draft plans for the Precinct following a review of the boundary.

### Boundary Review outcome

The land included in planning for Area 20 has increased from 100 hectares to 245 hectares following the Precinct Boundary Review, an extensive cross-Government review and public consultation.

The inclusion of some land from the Riverstone East Precinct into Area 20 Precinct allows Government to fully utilise its infrastructure investment in the area, a solution that adds to Sydney's housing supply with no additional cost to Government.



The new boundary follows the natural catchment of this wider area, ensuring development in the Precinct will utilise existing or planned infrastructure for water, sewer and power. It will run along landownership lines, avoiding complex administrative problems down the track.

### Precinct Planning update

Precinct Planning requires investigation of the released land to identify its suitability for different types of development. The Department of Planning has engaged specialist contractors to undertake this analysis.

Landowners are kept up to date throughout Precinct Planning via updates such as this, electronic newsletters and website updates. The Growth Centres Infoline can be contacted on 1 300 730 550 or by emailing [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au).

### On-site investigations

As part of Precinct Planning, fieldwork is undertaken for various technical studies, such as:

- Land capability and contamination
- Ecology (plants and animals)
- Odour
- Aboriginal and European heritage
- Noise and vibration
- Flooding and drainage
- Urban planning
- Visual and landscape analysis

These investigations will require access to properties. Landowners have been notified by post of this requirement and are encouraged to provide permission for access by completing the 'authority to enter' form. This form is also available from [www.gcc.nsw.gov.au](http://www.gcc.nsw.gov.au) or by calling the Growth Centres Infoline on 1 300 730 550.

Contractors will carry identification. This work is anticipated to be completed between February 2009 and May 2009. Subsequent visits may be required up to July 2009.

## Next steps

Technical analysis feeds into an 'Indicative Layout Plan' (ILP), a draft map which shows where roads, housing, infrastructure, public areas and services may be placed. The draft ILP is used for discussions with the community and State agencies.

Precinct Planning also takes place alongside development of a Section 94 (local infrastructure) Plan and Development Control Plan. The Precinct Planning process can take between 12 – 18 months. It is expected that plans for Area 20 will be placed on exhibition in early 2010.

If you are **deaf** or have a **hearing or speech impairment**, call us through the National Relay Service:

- TTY users, call 133 677 and ask for 1300 730 550
- Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 730 550
- Internet relay users, connect to the NRS (see [www.relayservice.com.au](http://www.relayservice.com.au) for details) and ask for 1300 730 550

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

: 1300 730 550 .

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

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

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

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

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

重要事項：如果你需要口译员，请打电话：1300 730 550.

QUAN TROÏNG: Neáu qui vò caàn thoàng dòch vieân, xin goïi 1300 730 550

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

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

