

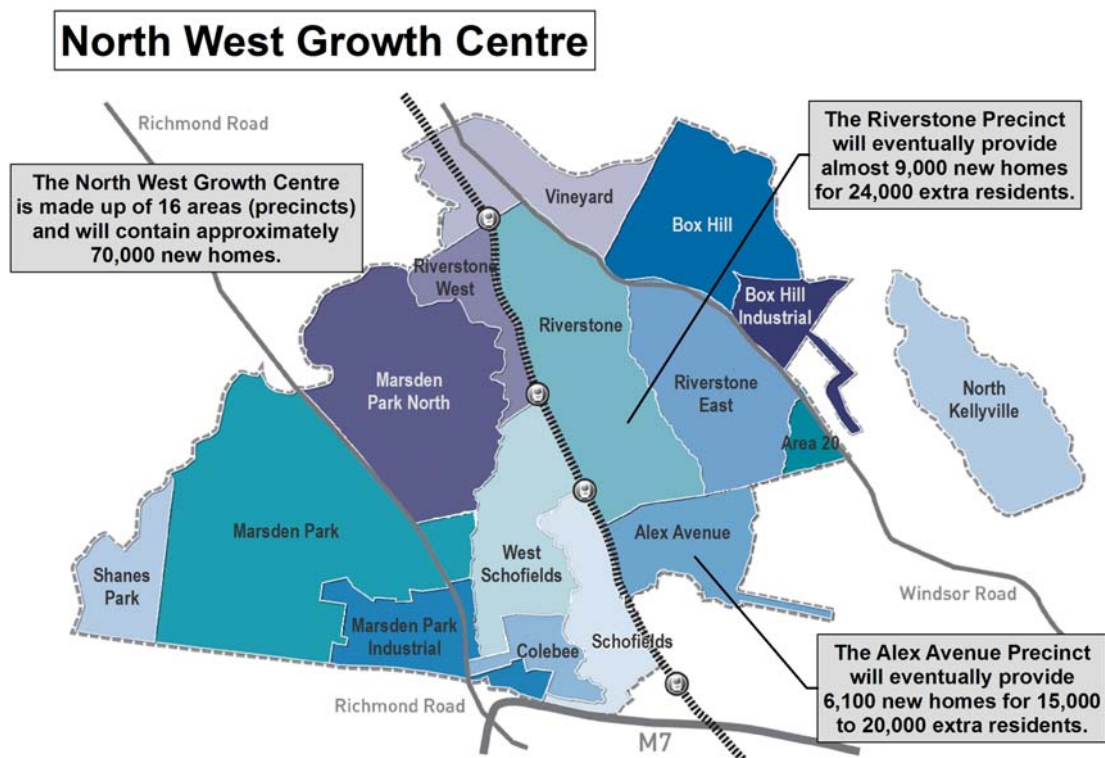
Riverstone & Alex Avenue

September 2008 Newsletter

This is the sixth newsletter from the Growth Centres Commission, updating you on Precinct Planning for Riverstone and Alex Avenue Precincts.

Progress Report

The planning for Riverstone and Alex Avenue Precincts is moving closer to exhibition. You will soon have the opportunity to view the draft plans and put forward your comments to the Growth Centres Commission. The exhibition was planned to begin in mid 2008. However, with detailed analysis of local infrastructure requirements and consultation with various State agencies continuing, the exhibition is now expected before the end of 2008.



The planning of the Riverstone and Alex Avenue Precincts is a significant undertaking and will allow housing development to start in the Precincts in the next few years. Getting the hard work done now will ensure the exhibited plans are sensible and sustainable, and that the vision these plans represent can and will be implemented. It will also be easier to progress development after rezoning.



Riverstone & Alex Avenue

What is Exhibition?

Many of you have been eagerly awaiting the exhibition of the draft plans – but what can you expect to see?

The Commission is currently preparing the draft Precinct Planning packages for the Riverstone and Alex Avenue Precincts. The package will provide the following information:

- proposed changes to current land use zonings;
- proposed transport networks;
- development controls which will guide future development;
- proposed levies to fund the building of local infrastructure such as roads, community facilities and sporting grounds; and
- details of planning to ensure basic services like water, sewer and electricity are ready.

The draft Precinct Planning package is made up of the following documents:

State Environmental Planning Policy (SEPP) Amendment	The SEPP introduces new zones and land use controls for a Precinct. If adopted, the SEPP Amendment becomes the legal instrument which sets the planning controls for the Precinct.
Development Control Plan (DCP)	The DCP provides detailed development controls and sets the standards or requirements for particular types of development.
Indicative Layout Plan (ILP)	The ILP is part of the DCP and illustrates possible placement of roads, different housing densities, infrastructure, open space, community areas and services.
Section 94 Plan	The Section 94 Plan details local infrastructure required for development and is used by councils to calculate developer contributions to provide parks, playing fields, community centres, local roads and water cycle management.
Technical Studies	Technical studies are investigations carried out during the Precinct Planning process on a range of issues such as traffic, transport, community needs, environment, landscape, Aboriginal and European heritage. The findings of these studies form the basis for planning decisions.

A Recent Example

If you would like to see an example of an exhibition, the North Kellyville draft Precinct Planning package is still on the Commission's website www.gcc.nsw.gov.au. Click 'What's New' and go to 'North Kellyville Precinct Planning Exhibition'. Exhibition materials include the North Kellyville ILP. If you do not have internet access, call the Commission's Community Info Line on 1300 730 550 and receive the 'North Kellyville: Guide to Precinct Planning' in the post.



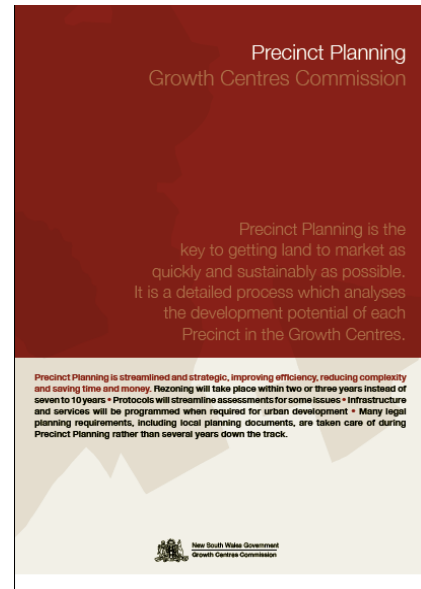
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Have you seen the Precinct Planning Guide?

This brochure provides a broad overview of the planning process from precinct release to rezoning. It gives broad timeframes for each stage of the planning process and provides you with some background to the Growth Centres.

Some of you may be surprised to learn that the Growth Centres Commission does not develop land. The Commission is the NSW Government's main agency undertaking planning for urban development in Sydney's Growth Centres. It co-ordinates infrastructure such as water, electricity, roads and schools to ensure these areas are ready for the new community.

If you would like a copy of the Precinct Planning guide, call the Commission's Community Relations Team on 1300 730 550 or visit the website www.gcc.nsw.gov.au and click 'What's New'.



News in Brief for the North West...

- ➔ The **Marsden Park Industrial** precinct has been released for planning through the Precinct Acceleration Protocol. The precinct boundary is being reviewed as part of the planning process. Exhibition of the plans for the industrial precinct is due in the second half of next year.
- ➔ Submissions for the **North Kellyville** draft plan are being assessed before the final masterplan is considered. Rezoning of the precinct is programmed before the end of the year.
- ➔ Precinct Planning is underway in **Area 20** and the precinct boundary is being reviewed. The precinct is expected to provide at least 1,500 new homes for the North West Growth Centre.
- ➔ Draft plans for **Riverstone West** are currently being finalised for the upcoming public exhibition. The precinct is locally known as the old Riverstone Meatworks site.
- ➔ Construction of housing lots is underway in **Colebee**. The Precinct has already been rezoned and will eventually accommodate around 1,000 new homes.



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More Information

If you would like more information or would like to subscribe to the Commission's e-newsletter, please call the Community Relations Team on 1300 730 550 or email community@gcc.nsw.gov.au.

Important

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 for details) and ask for 1300 730 550

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

중요사항: 통역이 필요하시면 1300 730 550으로 전화하십시오.

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

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 bzonn ta' interpretu, cempel 1300 730 550.

重要事项：如果你需要口译员，请打电话：1300 730 550。

QUAN TROÏNG: Neáu quí vò caàn thoâng 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.

