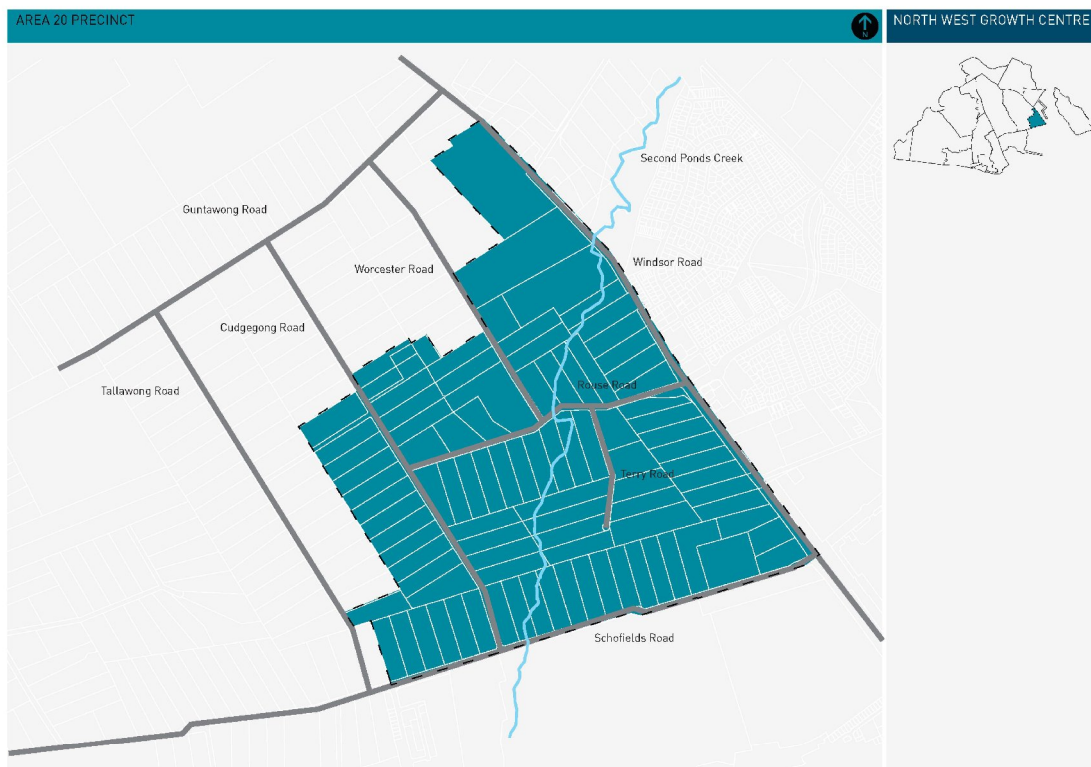


Area 20 Landowner Information Session 4 June 2009



Area 20 Precinct

Who is doing the planning for Area 20?

Precinct Planning in Area 20 is being managed by the Department of Planning in partnership with Blacktown City Council. The Precinct Planning process remains unchanged since the merger of the former Growth Centres Commission into the Department of Planning.

How can I have input into the Area 20 Precinct Planning process?

Draft plans for Area 20 Precinct will be placed on exhibition for a minimum of four weeks, and this will provide the best opportunity for you to have your say on the future of the area.

The plans will be accompanied by a Guide to Exhibition which should assist you in reading through the significant background analysis which accompanies the exhibition material. In addition, the Growth Centres Info Line can be contacted by phone, email or fax to provide assistance.

When will the first plans be available?

One of the main features of the exhibition material will be a draft 'Indicative Layout Plan'. This illustrates the possible placement of roads, different housing densities, employment areas, infrastructure, open space, community areas and services. This will be available for comment as part of the exhibition which is anticipated late 2009 / early 2010.

Do we see the final recommendations that are made for rezoning?

A submissions report is provided to the Minister for Planning along with final zoning recommendations based on the submissions received. These recommendations are not placed on exhibition again. The rezoning occurs when the Minister's decision is published in the NSW Government Gazette and this is when the submissions report will be available.

How has the boundary review impacted planning for Area 20?

The Precinct Boundary Review for Area 20 resulted in the formal release of 145 hectares of land from the Riverstone East Precinct which will be planned for alongside the 100 hectare Area 20 Precinct. All up, land for up to 2,500 lots will now be planned for.

The Riverstone East land to be included follows the natural catchment of the wider area, allowing Government to fully utilise its infrastructure investment in the area - a solution that provides additional stock to Sydney's housing supply at no additional cost to Government. The area to be planned also runs along landownership lines, avoiding complex administrative problems down the track.

What if my land is zoned for parks or open space?

Blacktown City Council will eventually acquire all land zoned for local open space or local parks. Timing of acquisition will be determined by the rate of development.

What transport infrastructure is being considered for Area 20 and when will it be in place?

The planning for Area 20 is based on the provision of local bus services connecting new residents to major centres and rail stations. A proposed public transport network plan will aim to ensure most of the Precinct will be within a five to ten minute walk of transport. This will build on the Government's commitment to deliver 100 new buses to the North West following a decision to defer the North West Metro project.

Area 20 and the wider North West Growth Centre will also benefit from the planned duplication of the Richmond Rail Line. Stage One to Schofields Station is expected to be completed in 2011 and an Environmental Assessment for this stage and Stage two to Vineyard has been recently placed on exhibition.

Schofields Road between Windsor and Tallawong Roads will be upgraded to include four lanes and a wide median strip to possibly be converted to bus lanes in the future. Negotiations are underway for construction to start on Schofields Road mid 2010. The upgrade will occur in stages.

Will water and sewer be in place in time for the development?

Yes. Sydney Water is responsible for providing potable water, recycled water, wastewater and some stormwater services for the new release precincts in the North West Growth Centre, of which Area 20 is one. These services need to be installed and be operational before development in the precincts can occur. It is anticipated that this infrastructure will be constructed to enable lot development progressively in the Growth Centre from 2009/10.

What is the Special Infrastructure Contribution?

The Special Infrastructure Contribution is a one-off charge when land is subdivided or developed within the North West and South West Growth Centres. It will be used to help pay for regional infrastructure, including major roads, schools and land for social infrastructure.

If you are a current landholder with no plans to develop the property yourself then you will *not* have to pay it. If you subdivide or amalgamate the land yourself, or in some instances, build on your land, you will have to pay it. If you sell your land to a developer who intends to subdivide or amalgamate lots, the Contribution is paid by the developer.

What is the Section 94 contribution and how does it differ from the Special Infrastructure Contribution?

The Section 94 contribution helps Council provide local infrastructure such as parks, playing fields, community centres, local roads and water cycle management. Council works out what infrastructure and services are required for development to support the growing community. Council collects the Section 94 contribution while the New South Wales Government is responsible for the Special Infrastructure Contribution. Both these charges only apply to developers or landowners subdividing their property. There may also be a servicing charge from Sydney Water. To find out, call Sydney Water on (02) 9350 4976.

Do I have to sell my property once the land is rezoned?

Once land has been rezoned, it does not have to be developed. Landowners can choose to develop, not develop, or develop only part of their property. Landowners can continue with current uses.

When will development occur?

After exhibition of the draft planning package, all submissions will be considered. Any necessary modifications will be made and decisions will be made by the Minister that give effect to the rezoning.

These steps may take between three and six months, depending on the number of submissions received and the nature of issues that arise.

Construction of the first lots could commence 2011. Infrastructure works, including road and landforming works, will be the first action on the ground. It could take up to 15 years before all homes, as well as schools, community facilities and retail areas are constructed.