



New South Wales

State Environmental Planning Policy Amendment (Riverstone West Precinct) 2022

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP
Minister for Planning

State Environmental Planning Policy Amendment (Riverstone West Precinct) 2022

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Riverstone West Precinct) 2022*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of Policy

This Policy is repealed at the beginning of the day following the day on which this Policy commences.

4 Maps

The maps adopted by the following instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy—

- (a) *State Environmental Planning Policy (Precincts—Central River City) 2021*, Chapter 3,
- (b) *Shoalhaven Local Environmental Plan 2014*.

Schedule 1 Amendment of State Environmental Planning Policy (Precincts—Central River City) 2021

[1] Section 2.3 Definitions and key concepts

Omit section 2.3(1), definitions of *capital investment value*, *coastal lake*, *coastal zone*, *Sydney Harbour Foreshore Sites Map* and *Sydney Harbour Port and Related Employment Lands Map*.

[2] Section 2.3(3)

Omit section 2.3(3). Insert instead—

- (3) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[3] Section 2.4 Maps

Insert after section 2.4(4)—

- (5) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[4] Sections 2.7, 2.8, 3.2(1), definition of “Precinct Plan” and 3.26, note

Omit “to this Chapter” wherever occurring. Insert instead “made under this Chapter”.

[5] Section 3.1 Aims of Chapter

Omit “the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,” from section 3.1(a).

[6] Section 3.2 Interpretation

Omit section 3.2(1), definitions of *flood prone and major creeks land*, *growth centre*, *growth centre precinct* or *precinct* and *growth centre structure plan*.

Insert instead—

flood prone and major creeks land means the land in a growth centre precinct shown as flood prone and major creeks land and coloured blue on the North West Growth Centre Development Control Map.

growth centre means the North West Growth Centre shown on the North West Growth Centre Precinct Boundary Map.

Note— The North West Growth Centre was, but is no longer, a growth centre under the *Growth Centres (Development Corporations) Act 1974*.

growth centre precinct or *precinct* means a precinct shown on the North West Growth Centre Precinct Boundary Map.

growth centre structure plan means the structure plan for the North West Growth Centre comprising the explanatory notes and the map identified by the Minister on the commencement of *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2010*.

[7] Section 3.2(1), definition of “transitional land”

Omit “or on the South West Growth Centre Development Control Map”.

[8] Section 3.2(2)

Omit the subsection.

[9] Section 3.2(4)

Omit section 3.2(4). Insert instead—

- (4) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[10] Section 3.7 Maps

Insert after section 3.7(5)—

- (6) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[11] Section 3.8

Omit the section. Insert instead—

3.8 Names of maps adopted by Chapter

In this Chapter—

Floor Space Ratio Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Floor Space Ratio Map.

Height of Buildings Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Height of Buildings Map.

Heritage Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Heritage Map.

Key Sites Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Key Sites Map.

Land Application Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Application Map.

Land Reservation Acquisition Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Reservation Acquisition Map.

Land Zoning Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Land Zoning Map.

Lot Size Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Lot Size Map.

Native Vegetation Protection Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Native Vegetation Protection Map.

North West Growth Centre Development Control Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Development Control Map.

North West Growth Centre Precinct Boundary Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Precinct Boundary Map.

Residential Density Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Residential Density Map.

Riparian Protection Area Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centre Riparian Protection Area Map.

Special Areas Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 North West Growth Centres Special Areas Map.

[12] Section 3.10

Omit the section. Insert instead—

3.10 Controls applying to growth centre precincts after finalisation of precinct planning

The provisions applying to the carrying out of development in a growth centre precinct are specified in an Appendix made under this Chapter, as shown in the following table—

Column 1	Column 2
Growth centre precinct	Appendix
North Kellyville Precinct	Appendix 5
Riverstone West Precinct	Appendix 6
Alex Avenue and Riverstone Precincts	Appendix 7
Area 20 Precinct	Appendix 8
Schofields Precinct	Appendix 9
Box Hill and Box Hill Industrial Precincts	Appendix 10
Marsden Park Precinct	Appendix 11, to the extent to which the <i>Blacktown Growth Centres Precinct Plan 2013</i> applies
Riverstone East Precinct	Appendix 11, to the extent to which the <i>Blacktown Growth Centres Precinct Plan 2013</i> applies
West Schofields (Townson Road) Precinct	Appendix 11, to the extent to which the <i>Blacktown Growth Centres Precinct Plan 2013</i> applies
Vineyard Precinct	Appendix 12, to the extent to which the <i>Hawkesbury Growth Centres Precinct Plan 2017</i> applies
Marsden Park Industrial Precinct	Appendix 13

[13] Section 3.11, heading

Omit “, Edmondson Park, Bingara Gorge, Menangle Park, Mount Gilead and Glenlee Precincts”.

Insert instead “Precinct”.

[14] Sections 3.11(b)–(e), 3.12, note and 3.23(4)

Omit the provisions.

[15] Section 3.22 Referral to Department after release of precinct

Omit “*Environmental Planning and Assessment Regulation 2000*” wherever occurring in section 3.22(1) and (4).

Insert instead “*Environmental Planning and Assessment Regulation 2021*”.

[16] Section 3.22(2), note

Omit “*Environmental Planning and Assessment Regulation 2000* (clause 275)”.

Insert instead “*Environmental Planning and Assessment Regulation 2021*, section 35”.

[17] Section 3.27 Development on and near certain land at Riverstone West

Insert “(the *relevant area*)” after “Map” in section 3.27(1).

[18] Section 3.27(2)

Omit “to which this section applies”. Insert instead “in the relevant area”.

[19] Section 3.27(2)(b)

Insert “materially” before “increase”.

[20] Section 3.27(2)(b)–(d) and (3)

Omit “adjoining properties” wherever occurring.

Insert instead “properties adjoining the relevant area”.

[21] Section 3.28 Land to which Part applies

Omit “Part 3” from section 3.28(1)(a). Insert instead “Part 3.3”.

[22] Section 3.28(1)(d)(i)

Omit “*State Environmental Planning Policy (Western Sydney Parklands) 2009*”.

Insert instead “*State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 7”.

[23] Section 3.28(3)

Omit section 3.28(3) and (4). Insert instead—

- (3) Despite subsection (1), this Part does not apply to land to which a Precinct Plan applies.

[24] Appendix 1, heading

Omit the heading. Insert instead—

Appendix 1 State significant precinct—Channel 7 site

section 2.7

[25] Appendix 2, heading

Omit the heading. Insert instead—

Appendix 2 State significant precinct—Huntingwood West Precinct

section 2.7

[26] Appendix 3, heading

Omit the heading. Insert instead—

**Appendix 3 State significant precinct—Greystanes
Southern Employment Lands site**

section 2.7

[27] Appendix 4, heading

Omit the heading. Insert instead—

**Appendix 4 State significant precinct—Sydney Olympic
Park site**

section 2.7

[28] Appendices 5–12

Insert the following after the headings to Appendices 5–12—

section 3.10

[29] Appendix 13, as transferred by Schedule 4[25]

Insert the following after the heading to Appendix 13—

section 3.10

Schedule 2 Amendment of State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021

[1] Section 2.3 Definitions and key concepts

Omit “*Environmental Planning and Assessment Regulation 2000*” from section 2.3(1), definition of *capital investment value*.

Insert instead “*Environmental Planning and Assessment Regulation 2021*”.

[2] Section 2.3(1), definitions of “coastal lake” and “coastal zone”

Omit the definitions.

[3] Section 2.3(3)

Omit section 2.3(3). Insert instead—

- (3) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[4] Section 2.4 Maps

Insert after section 2.4(4)—

- (5) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[5] Section 2.7 State significant precincts

Omit section 2.7(1). Insert instead—

- (1) Each Appendix made under this Chapter describes a State significant precinct and contains provisions relating to the carrying out of development in the State significant precinct.

[6] Section 2.7(2) and (3)

Insert “made under this Chapter” after “Appendix” wherever occurring.

[7] Section 2.8 Development for which Minister is consent authority under the Act, Part 4

Omit section 2.8(3).

[8] Appendix 1, heading

Omit the heading. Insert instead—

Appendix 1 State significant precinct—Sydney Opera House

section 2.7

[9] Appendix 2, heading

Omit the heading. Insert instead—

Appendix 2 State significant precinct—Luna Park site

section 2.7

[10] Appendix 3, heading

Omit the heading. Insert instead—

**Appendix 3 State significant precinct—
Redfern—Waterloo Authority sites**

section 2.7

[11] Appendix 4, heading

Omit the heading. Insert instead—

**Appendix 4 State significant precinct—North Head
Federal Police Training site**

section 2.7

[12] Appendix 5, heading

Omit the heading. Insert instead—

Appendix 5 State significant precinct—Barangaroo site

section 2.7

[13] Appendix 6, heading

Omit the heading. Insert instead—

**Appendix 6 State significant precinct—Wahroonga
Estate site**

section 2.7

[14] Appendix 7, heading

Omit the heading. Insert instead—

Appendix 7 State significant precinct—Sirius site

section 2.7

Schedule 3 Amendment of State Environmental Planning Policy (Precincts—Regional) 2021

[1] Section 2.3 Definitions and key concepts

Omit section 2.3(1), definitions of *capital investment value*, *Sydney Harbour Foreshore Sites Map* and *Sydney Harbour Port and Related Employment Lands Map*.

[2] Section 2.3(3)

Omit section 2.3(3). Insert instead—

- (3) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[3] Section 2.4 Maps

Insert after section 2.4(4)—

- (5) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[4] Sections 2.7(1) and (2) and 2.8(1) and (2)

Omit “to this Chapter” wherever occurring. Insert instead “made under this Chapter”.

[5] Appendix 1, heading

Omit the heading. Insert instead—

Appendix 1 State significant precinct—Kings Forest site

section 2.7

[6] Appendix 2, heading

Omit the heading. Insert instead—

Appendix 2 State significant precinct—Tomago Industrial site

section 2.7

[7] Appendix 3, heading

Omit the heading. Insert instead—

Appendix 3 State significant precinct—Sandon Point site

section 2.7

[8] Appendix 4, heading

Omit the heading. Insert instead—

Appendix 4 State significant precinct—Rise Bilambil Heights site

section 2.7

[9] Appendix 5, heading

Omit the heading. Insert instead—

Appendix 5 State significant precinct—Calderwood site

section 2.7

[10] Appendix 6, heading

Omit the heading. Insert instead—

**Appendix 6 State significant precinct—Southern
Highlands Regional Shooting Complex site**

section 2.7

Schedule 4 Amendment of State Environmental Planning Policy (Precincts—Western Parkland City) 2021

[1] Section 2.3 Definitions and key concepts

Omit section 2.3(1), definitions of *capital investment value*, *coastal lake*, *coastal zone*, *Sydney Harbour Foreshore Sites Map* and *Sydney Harbour Port and Related Employment Lands Map*.

[2] Section 2.3(3)

Omit section 2.3(3). Insert instead—

- (3) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[3] Section 2.4 Maps

Insert after section 2.4(4)—

- (5) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[4] Sections 2.7, 2.8, 3.2(1), definition of “Precinct Plan” and 3.26, note

Omit “to this Chapter” wherever occurring. Insert instead “made under this Chapter”.

[5] Section 3.1 Aims of Chapter

Omit “the North West Growth Centre,” from section 3.1(a).

[6] Section 3.2 Interpretation

Omit section 3.2(1), definitions of *flood prone and major creeks land*, *growth centre*, *growth centre precinct* or *precinct* and *growth centre structure plan*.

Insert instead—

flood prone and major creeks land means the land in a growth centre precinct shown as flood prone and major creeks land and coloured blue on the South West Growth Centre Development Control Map.

Greater Macarthur Growth Area means the Greater Macarthur Growth Area shown on the Greater Macarthur Growth Area Precinct Boundary Map.

growth centre means the following—

- (a) the South West Growth Centre,
(b) the Wilton Growth Area,
(c) the Greater Macarthur Growth Area.

growth centre precinct* or *precinct means a precinct shown on—

- (a) the South West Growth Centre Precinct Boundary Map, or
(b) the Wilton Growth Area Precinct Boundary Map, or
(c) the Greater Macarthur Growth Area Precinct Boundary Map.

growth centre structure plan means—

- (a) for the South West Growth Centre—the structure plan comprising the explanatory notes and the map identified by the Minister on the commencement of *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2010*, and

- (b) for the Wilton Growth Area—the document entitled *Wilton 2040: A Plan for the Wilton Growth Area*, dated 28 September 2018 and published on the Department’s website, and
- (c) for the Greater Macarthur Growth Area—the document entitled *Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area*, dated November 2018 and published on the Department’s website.

South West Growth Centre means the South West Growth Centre shown on the South West Growth Centre Precinct Boundary Map.

Note— The South West Growth Centre was, but is no longer, a growth centre under the *Growth Centres (Development Corporations) Act 1974*.

Wilton Growth Area means the Wilton Growth Area shown on the Wilton Growth Area Precinct Boundary Map.

[7] Section 3.2(1), definition of “transitional land”

Omit “the North West Growth Centre Development Control Map or on”.

[8] Section 3.2(2), note

Omit the note.

[9] Section 3.2(4)

Omit section 3.2(4). Insert instead—

- (4) A reference to this Chapter includes a reference to an Appendix made under this Chapter.

[10] Section 3.7 Maps

Insert after section 3.7(5)—

- (6) A map referred to in an Appendix made under this Chapter is taken to be a map adopted by this Chapter.

[11] Section 3.8

Omit the section. Insert instead—

3.8 Names of maps adopted by Chapter

In this Chapter—

Floor Space Ratio Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Floor Space Ratio Map.

Greater Macarthur Growth Area Precinct Boundary Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Greater Macarthur Growth Area Precinct Boundary Map.

Height of Buildings Map means the following—

- (a) for a precinct in the South West Growth Centre—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Height of Buildings Map,
- (b) for a precinct in the Wilton Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Height of Buildings Map.

Heritage Map means the following—

- (a) for a precinct in the South West Growth Centre—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Heritage Map,
- (b) for a precinct in the Wilton Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Heritage Map.

Land Application Map means the following—

- (a) for a precinct in the South West Growth Centre—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Application Map,
- (b) for a precinct in the Wilton Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Land Application Map,
- (c) for a precinct in the Greater Macarthur Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Greater Macarthur Growth Area Land Application Map.

Land Reservation Acquisition Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Reservation Acquisition Map.

Land Zoning Map means the following—

- (a) for a precinct in the South West Growth Centre—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Zoning Map,
- (b) for a precinct in the Wilton Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Land Zoning Map.

Lot Size Map means the following—

- (a) for a precinct in the South West Growth Centre—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Lot Size Map,
- (b) for a precinct in the Wilton Growth Area—the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Lot Size Map.

Native Vegetation Protection Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Native Vegetation Protection Map.

Residential Density Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Residential Density Map.

Riparian Protection Area Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Riparian Protection Area Map.

South West Growth Centre Development Control Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Development Control Map.

South West Growth Centre Precinct Boundary Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Precinct Boundary Map.

Special Areas Map, for a precinct in the South West Growth Centre, means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Special Areas Map.

Urban Release Area Map, for a precinct in the Wilton Growth Area, means the State Environmental Planning Policy (Sydney Region Growth Centres) Wilton Growth Area Urban Release Area Map.

Wilton Growth Area Precinct Boundary Map means the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Wilton Growth Area Precinct Boundary Map.

[12] Section 3.10

Omit the section. Insert instead—

3.10 Controls applying to growth centre precincts after finalisation of precinct planning

The provisions applying to the carrying out of development in a growth centre precinct are specified in an Appendix made under this Chapter, as shown in the following Tables—

Table 1—South West Growth Centre

Column 1	Column 2
Growth centre precinct	Appendix
Oran Park and Turner Road Precincts	Appendix 2
Austral Precinct	Appendix 4
Leppington North Precinct	Appendix 4, to the extent to which the <i>Liverpool Growth Centres Precinct Plan 2013</i> applies, and Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies
East Leppington Precinct	Appendix 4 to the extent to which the <i>Liverpool Growth Centres Precinct Plan 2013</i> applies, Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies, and Appendix 6, to the extent to which the <i>Campbelltown Growth Centres Precinct Plan 2013</i> applies
Catherine Fields Precinct	Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies
Lowes Creek Maryland Precinct	Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies
Leppington Precinct	Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies
Pondicherry Precinct	Appendix 5, to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies

Table 2—Wilton Growth Area

Column 1	Column 2
Growth centre precinct	Appendix
South East Wilton Precinct	Appendix 7
North Wilton Precinct	Appendix 8

- [13] Section 3.11, heading**
 Omit “Colebee.”
- [14] Section 3.11(a)**
 Omit the paragraph.
- [15] Section 3.22 Referral to Department after release of precinct**
 Omit “*Environmental Planning and Assessment Regulation 2000*” wherever occurring in section 3.22(1) and (4).
 Insert instead “*Environmental Planning and Assessment Regulation 2021*”.
- [16] Section 3.22(2), note**
 Omit “*Environmental Planning and Assessment Regulation 2000* (clause 275)”.
 Insert instead “*Environmental Planning and Assessment Regulation 2000*, section 35”.
- [17] Section 3.22(5) and (6)**
 Omit the subsections.
- [18] Section 3.26 Development on flood prone and major creeks land—additional heads of consideration**
 Omit “(other than any such land to which section 3.27 applies)” from section 3.26(1).
- [19] Section 3.27 Development on and near certain land at Riverstone West**
 Omit the section.
- [20] Section 3.28 Land to which Part applies**
 Omit “Part 3” from section 3.28(1)(a). Insert instead “Part 3.3”.
- [21] Section 3.28(1)(d)(i)**
 Omit “*State Environmental Planning Policy (Western Sydney Parklands) 2009*”.
 Insert instead “*State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 7.”
- [22] Section 3.28(4)**
 Omit section 3.28(4). Insert instead—
 (4) Despite subsection (1), this Part does not apply to land to which Appendices 4–8 apply.
- [23] Appendix 1, heading**
 Omit the heading. Insert instead—

Appendix 1 State significant precinct—Edmondson Park South site

section 2.7

[24] Appendices 2 and 4–8

Insert the following after the headings to Appendices 2 and 4–8—

section 3.10

[25] Appendix 3 Marsden Park Industrial Precinct Plan

Transfer Appendix 3 to *State Environmental Planning Policy (Precincts—Central River City) 2021* and renumber as Appendix 13.