

North West Rail link Corridor Strategy
Ref: Cudgegong Road Station Draft Structure Plan

Due date: 30th April 2013

Submission By:

Mr Peter Moylan

136 Cudgegong Road, Rouse Hill, NSW, 2155

Email: pmoylan@awu-nsw.asn.au

Mobile: 0402 119 957

This submission specifically discusses the proposed residential development concerning the precinct referred to as Riverstone East as part of the Cudgegong Road Station Draft Structure Plan.

My property is located at 136 Cudgegong Road, Rouse Hill. Currently it is zoned for rating purposes as Ordinary Residential – General.

Blacktown City Council is currently undertaking a public review of their proposed Blacktown Local Environmental plan (BLEP). I have been informed that the Riverstone East sector has been zoned as to reflect the current zoning of the area and will be superseded once the NSW State Government completes their assessment of the needs to the area. Blacktown Council representatives have also advised that the State Government is beginning the draft rezoning of the area and it is not anticipated that the draft plan to be released for at least 12 months.

Accordingly, this is the first opportunity, through commenting on the Cudgegong Road Station Draft Structure Plan as part of the North West Rail link Corridor Strategy that existing residents can identify the needs and the future of the local area.

Particular Focus Area for this report:

Bordered by Windsor Rd, Schofields Road, First Ponds Creek, and Guntawong Road which is approximately 4 square kilometres (2 km x 2km).

Proposed Development according to Cudgegong Road Station Draft Structure Plan:

- Cudgegong Road Station Draft Structure Plan limits 3-6 storey residential buildings and 3 story town houses to within 800 metres of Cudgegong Rail Station.
- Low/Medium density for the remainder of the Focus Area.

Other major zoning features in close proximity to the focus area:

- Light Industrial zoning around the stabling yard.
- Rouse Hill Regional Shopping Centre;
- Riverstone Shopping centre, with expectations of a major redevelopment given that Blacktown Council wishes to redevelop their site to a major shopping centre;
- Recreational Facilities include Riverstone Pool, Stanhope Leisure Centre including aquatic facilities and 15 court tennis centre with construction to being shortly, Library, Rouse Hill Regional Park being pristine national park land being approximately 100 hectares.

- Entertainment facilities such Mean Fiddler, Ettamogah Pub; and further out but an easy drive are numerous steak houses and other dining facilities.
- Employment lands with an easy drive include Riverstone Industrial centre where Council has identified it as to be redeveloped into one of the major industrial centres in western Sydney; Box Hill major industrial park including a major Bunnings store.
- Places of Worship include many Christian Churches as well as Sikh temple, Buddhist temple, Islamic mosques.
- Schools are well catered for by public as well as Catholic and independent schools.
- Castlebrook Lawn Cemetery is an important feature given the lack of burial facilities in major new subdivisions across Sydney metropolitan area.
- Sporting Clubs supporting the youth include Rugby Union (Renegades); Soccer (Schofields Scorpions & Oakville Football Club); Rugby League (Riverstone JRLC); netball clubs; Riverstone swimming clubs, Riverstone Bowling Club, Dancing Schools; many martial arts schools, and many other sporting and recreational clubs.

The Focus Area as defined earlier being bordered by Windsor Rd, Schofields Road, First Ponds Creek, and Guntawong Road being approximately 4km² area can easily sustain a high development. This would fit into the sustainable development and good planning principles given that:

- Major employment centres as described above are within a few kilometres;
- Major shopping centres as described above are within a few kilometres;
- Major recreational and sporting facilities as described above are within a few kilometres;
- Rouse Regional Park only a few hundred metres away;
- Transport nodes of rail, bus and major road infrastructure;

The focus area should be seen as one area rather than a semi-circle of 800 metres from the Cudgegong Road station given the area described is approximately 4 square kilometres (ie 2 x 2km) which can easily be serviced by a appropriate bus service.

The focus area as described should be rezoned as medium to high density based on the following good planning principles:

- Gives better Value for Money and maximising the usage for the State Government multi-billion dollar major rail infrastructure investment.
- Right location to have higher density property so as to have affordable housing close to the station.
- The zoning should reflect the area opposite known as the newly developed Second Ponds Creek area.
- Second Ponds Creek development has a mixture medium to higher density housing development and smaller block sizes.
- Maximising number of people living & working near the railway station.
- Having the right strategy for development which has the right mix of higher housing density which is supported by social infrastructure ie parks, recreational, station, and work as described above.
- This area allows people to easily move between work, home, recreational and shopping precincts.

- Housing corridors need to be developed with the right densities sustained by available amenities and lifestyle that residents are looking for. Higher density within this 4 kilometre square precinct will satisfy Gen X and Gen Y's as to smaller blocks, less maintenance requirements yet easy access to sporting, recreational and community facilities.
- This 4 km² focus area is away from noisy main roads and only a small portion along rail corridor.
- This focus area will also benefit from future technology improvements such as sustainable electric motor vehicles as this area is within easy short distance from recreational, sporting, working, shopping and entertainment facilities.
- This 4 km² focus area will consolidate the local area future economic prosperity.
- Higher density housing lowers development cost per block and maximises housing affordability.

The concerns is that this area will be restricted from utilising its full growth potential due to lower density housing and unrealistic expectations of maintaining the sparsely covered trees which gives minimal ecological value. Trees are will served to be planted either on the conclusion of the development or in the Rouse Hill Regional Park being further enhanced with additional tree planting of appropriate trees to sustain the local ecology.

In conclusion this sustainable development of the 4 km² focus area, if zoned correctly, will set up the local community for coming decades – based on sound social and economic prosperity of sustainable growth and development principles.

Thank you for your consideration of my submission and please feel free to contact me if you require any further information.



Peter Moylan