

14th August 2015

Re: Riverstone East Draft Precinct Plan Exhibition in the North West Priority Growth Area

To whom it may Concern

Dear Sir/Madam

Thank you for the opportunity to provide feedback on the Riverstone East proposed precinct plan zoning. I would like to commend the planners for there the well thought out zonings of stage I and II.

We are residents at [REDACTED] which is earmarked for stage 3 rezoning. We would like to provide feedback regarding the future zoning of stage III and specifically our block on the corner of Guntawong Road and Cudgegong Road.

We note that the plans have allocated RM3 Medium Density 3 zoning along Guntawong Road and specifically around the corner of Guntawong Road and Tallawong Road.

In keeping with this planning strategy for high density housing along main roads such as Guntawong Road and Tallawong Road, we ask that our property at [REDACTED] be considered for RM3 Medium Density Residential 3 Zoning.

The below are some of the supporting reasons.

The corner of Guntawong Road and Cudgegong Road are main roads and will become a main intersection with high traffic volume and very good public transport to the new train station. The location walking distance to the Rouse Hill Regional Park providing excellent open space amenity for high density living life style.

The corner of Guntawong Road and Cudgegong Road will become an ideal collector location for high density living which will help ease traffic congestion off the feeder Roads as such residents rely more on public transport and less on vehicles and prefer walking distance to parks as opposed to having to maintain backyards due to lifestyle choices.

Our property on the corner of Guntawong Road and Cudgegong Road is very similar in characteristics to the corner of Guntawong Road and Tallawong Road in terms of traffic pattern and distance to the new train station.

The corner of Guntawong Road and Cudgegong Road is still within walking or cycling distance to the new train station providing health alternatives to public transport as the terrain is quite flat.

We ask that the future planning of stage 3 please consider that our property at 83 Guntawong Road be zoned for RM3 Medium Density Housing zoning in the future stage 3 zoning release for the following reasons.

1. Very similar location to the corner of Guntawong Road and Tallawong Road Zonings in terms of traffic pattern and distance to the new train station
2. High density residents are more tolerant to higher traffic volumes allowing the higher density buildings acting as a noise buffer to the adjoin low density living surrounding the Guntawong main arterial road
3. Located on main road ideal for high density living to reduce in and out traffic onto the main road helping smooth traffic flows
4. Excellent public transport route to the new train station with Guntawong and Cudgegong road becoming an Express bus route to the new train station

5. Excellent location within easy walking distance to the Rouse Hill Regional Park supporting open space recreation for the high density lifestyle that look for ease of maintenance
6. Reasonable walking and cycling distance to the station promoting healthy lifestyle for people who like walking and cycling
7. Plan now for the future population growth helping meet Sydney growing needs form the precious residential development infrastructure
8. Maximise the state road infrastructure to support the new train station
9. Help reduce traffic as high density living use less vehicle per household and help reduce vehicle roadside clutter as residents rely more on public transport

We thank you for considering this submission and hope that the future rezoning of the stage 3 will consider this submission favourably in our request for RM3 zoning of our property for the reasons given.

Sincerely

