

SUBMISSION ON DRAFT PRECINCT PLAN FOR RIVERSTONE EAST

J. O'Brien

16 September 2015

INTRODUCTION

I am the owner of a 3 hectare property on the corner of Macquarie and Cudgegong Roads Rouse Hill. The property (Lot 82 Cudgegong Rd) is formally designated to be part of the Area 20 Precinct but is now proposed to be rezoned as part of Stage 1 of the East Riverstone Precinct plan.

I currently have an approved DA from Blacktown Council for subdivision of the property into 2000 m² lots under the current Area 20 ultra-low density residential zoning. I am currently in the process of undertaking the subdivision.

ZONING CHANGES PROPOSED WITHIN THE DRAFT

Figure 1 shows the proposed zonings under the draft plan. Approximately half of Lot 82 is proposed to be zoned RE1 for public recreation and the other half is proposed to be medium density residential R3 with a height limit of 9 m.

The land adjacent to the northern side of the property lies within Stage 3 of the draft East Riverstone ILP and, at this stage is proposed to be zoned R2 with a height limit of 9 metres.

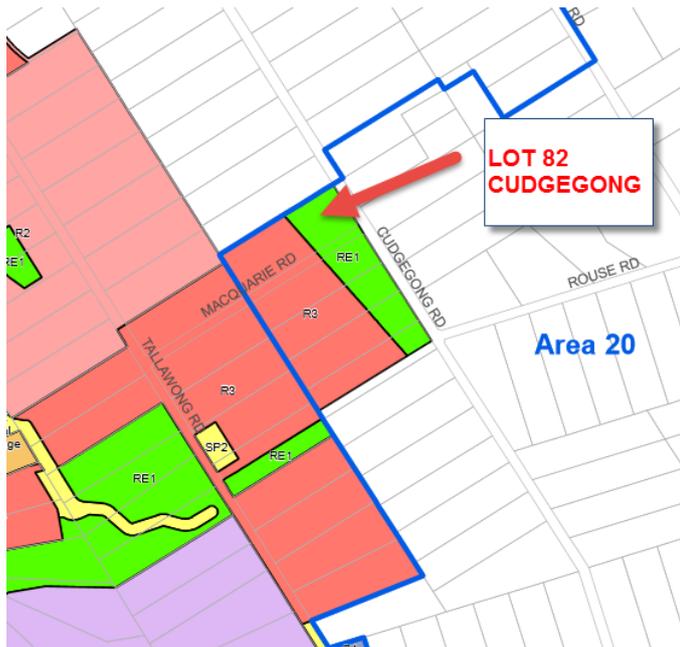


Figure 1 – Location diagram with proposed new zonings

MY REACTION TO THE PROPOSED ZONINGS

Despite the fact that I have already spent a lot of money obtaining a DA under the current ultra-low density residential zoning within the Area 20 DCP (see Appendix) I believe that - from an urban planning perspective - the proposed RE1+R3 zoning is a better use of land located within 750 metres of a railway station than the current 2000 sq. metre lot land use.

As such I generally support the proposed zoning changes.

However my support is strongly conditional on the assumption that I will be fairly compensated for (and paid out in a timely fashion) for provision of a benefit in the form of a large area of treed area for community visual beautification and enjoyment purposes.

SUBMISSION RE IMPROVEMENTS TO THE PLAN

In relation to the particulars of Lot 82, my view is that the draft plan can be considerably improved by:

- Elimination of the minor road that is proposed to cross the property.

- Increasing the building height limit from 9 to 12 metres on the new R3 zoning to match the adjacent zonings

Road elimination

Figure 2 is a blow-up of part of the draft indicative layout plan that relate to Lot 82 Macquarie Rd. It shows a new road running across the block parallel to the transmission line easement.



Figure 2 – Extract from draft ILP

In my view the provision of such a road is unnecessary for the following reasons.

- The current split-pylon nature of the transmission line currently allows large trucks and other vehicular traffic to travel along the line of the easement and between the pylons. Figure 3 show a view of the easement and traffic lane under the power lines. Given the existence of this along-power-line road , it is in my view an unnecessary duplication to provide another road directly adjacent to it.

Any extra road would consume a width of more than 8 m plus nature strips and hence would therefore take up a large area of otherwise valuable living space. Furthermore, good development practice is for planners to place roads underneath powerlines so as to more productively use available space.

- The addition of an extra road in parallel to the transmission line would increase the visual gap around the transmission line and make the pylons more visible and obtrusive.
- The proposed medium density area to the western side Lot 82 is already well serviced by 3 roads – roads to the north and west sides and by the south-side by Macquarie Road. Any extra amenity likely to be provided by a new north-south road could preferably be provided by a local access road running underneath the powerlines.



Figure 3 – View across lot #82 taken from Macquarie Road looking north

Height limits and views from rouse hill house

In the 2014 “*Riverstone East Landscape and Visual Assessment Study*” commissioned by the Department of Planning and undertaken by Place Consultants considerable attention was placed on views from the Rouse Hill House estate.

Figure 4 is a cross-sectional view taken along a line from Rouse Hill house to Lot 82 Cudgegong Rd.

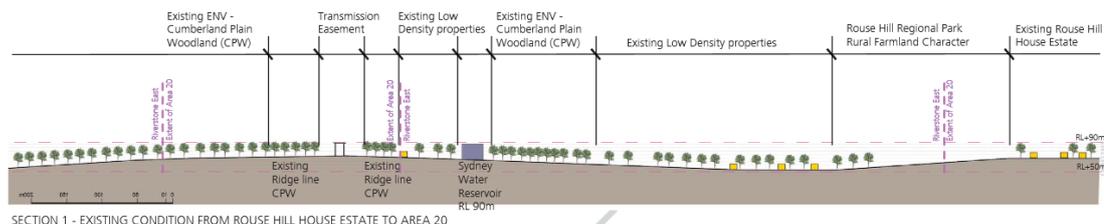


Figure 4 - copy of Figure 9 from the Place report .

This diagram shows that even the tops of the trees on lot #82 would not be visible from ground level on the Rouse Hill House Estate.

Given this and the fact that:

- The trees in Figure 3 are at least 20 metres tall.
- In the new area to be designated as RE1, there will be a stand of 20 metre high trees covering an area approximately 120 m long by 100 m wide located between any buildings to be constructed on Lot 82 and any observer viewing the land from the direction of Rouse Hill House.

The resulting density of high trees will mean that any dwelling or construction located in the proposed medium density zoning - which has a height of 12 m or so on Lot 82 can be guaranteed to be totally invisible from the Rouse Hill House Estate.

Consequently, in my view provision of a height restriction of 9 m on the R3 zoning on Lot 82 is unnecessarily conservative and a better residential yield could be achieved if the height limit was raised to 12 metres - as is the recommendation for the surrounding areas (cf Figure 5).



Figure 5 – Current height limit zones in the draft ILP

RECOMMENDATIONS

I propose that the current draft ILP be modified to:

1. Eliminate the proposed new public-road parallel to the transmission line.
2. Change the height limit on the proposed R3 zoning on Lot 82 from 9 metres to 12 metres as per the zonings on similar blocks that have frontages to Tallawong Rd i.e. changed from type J to Type M.

Signed:

Jonathan O'Brien

Jonathan O'Brien

16 September 2015

APPENDIX – COPY OF APPROVED DEVELOPMENT APPLICATION

RECEIVED
21 MAY 2015

BY:

BlacktownCityCouncil

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62 Flushcombe Rd
BLACKTOWN

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
Environmental Planning and Assessment Act, 1979 (Section 81)

Applicant: **PGH ENVIRONMENTAL PLANNING**
PO BOX 714
SPRINGWOOD 2777

Determination Number: 14-1680

Property Description: LOT 82 DP208203, CUDGEGONG ROAD, ROUSE HILL

Development: Staged Torrens title subdivision to create 12 residential lots, relocation of dwelling, tree removal, construction of new roads and associated civil works.

Determination: Pursuant to Section 81 of the Act Council advises that the Development Application has been determined by:

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED ON THE FOLLOWING PAGE(S)

BY DELEGATED AUTHORITY – DIRECTOR DESIGN AND DEVELOPMENT

Right of Appeal

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 97 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Review of Determination

Section 82A of the Act provides that an applicant may request the Council to review the determination. Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 of the act in respect of Crown applications

Note: This Consent is generally valid for a period of five years effective from the date of this Notice, unless specified otherwise by Sections 83 and 95 of the Act, or by conditions of this Consent.

Kerry Robinson
GENERAL MANAGER

Per 

Date: 18 May 2015