



Planning & Environment

# Riverstone East

Have your say on the draft Riverstone East precinct plan  
If you cannot make an online submission, you may fill out this form to have your say.

Please note that it is Departmental policy to make all submissions available to the public after the exhibition has closed. If you don't want your personal details to be made public, please indicate this here:

I do not want my details made available to the public



PCU061495

Submissions close on **Friday 18 September 2015**.

Please post your completed form and any additional pages to:

The Department of Planning and Environment

Attention: Housing Land Release  
GPO Box 39, Sydney, NSW 2001

Alternatively, you can email your completed form and any additional pages to: [community@planning.nsw.gov.au](mailto:community@planning.nsw.gov.au)

Do you (tick more than one box if required):

Own land in the precinct *live on that land.*

Live in the precinct (but don't own the property)

Own land or live nearby (outside the precinct)

Represent a community organisation or interest group: *ALL my Family of 12!*

Other: \_\_\_\_\_

Your full name/s:



Your email address:



Would you like us to keep you updated?

Yes - please inform me of the outcome of the exhibition

No

Department of Planning  
Received

9 SEP 2015

Scanning Room

Your postal address:	[REDACTED]	
Property address or lot/DP (if you own land in the precinct):	[REDACTED]	
If you own land in the precinct, what are your intentions for that land:	<input type="checkbox"/> Buying more land <input checked="" type="checkbox"/> Selling my land <input checked="" type="checkbox"/> Developing my land <input type="checkbox"/> No change <input checked="" type="checkbox"/> Unsure at this stage	
Do you support the draft Precinct Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>The Proposed Community Centre.</i>	
Please tell us if there are things you would like further information on or that concern you about the draft Precinct Plan.  You can say more about what you would like information on or your concerns on the next page.	<input type="checkbox"/> Staging of rezoning <input checked="" type="checkbox"/> Proposed zoning of a particular property <input checked="" type="checkbox"/> Potential effect on Council rates <input type="checkbox"/> Infrastructure provision (e.g. sewer and drinking water, electricity) <input type="checkbox"/> Roads and traffic <input type="checkbox"/> Environment (e.g. flooding, drainage, open space, bushland, bushfire)	<input type="checkbox"/> Heritage <input checked="" type="checkbox"/> Community facilities/services <input checked="" type="checkbox"/> Land acquisition <input type="checkbox"/> Other (please specify): <u><i>Proposed Community Centre.</i></u> <hr/> <hr/> <hr/>

A Submission for stage ONE draft PLAN for Riverstone East Precinct

THE ISSUE.

I am not happy with the proposed community centre on my property

Which would be better positioned in area 20

I now have a large portion and all the road frontage of my land marked for a **proposed** community centre and **would like it moved** to land where it does not impact or disadvantage the local land owners and established households already living here, some 60 years at the same property.

REASONS.

.This **proposed** community centre effects my neighbour as well.

Proposed roads on **all sides** takes up more area, proposed roads cut in half one family home and effects my neighbour home as well , HOW does that work for those living in this homes, do they live in one half while the other half goes, AND why so much land?

I have been to Council and Council **do not know** and Council will **not say when** they will required this land, some 10 ,15 years who knows, and should be moved to enable an overall increase in dwelling density within close proximity to the Cudgegong Station and Local Centre through the zoning of R3 Medium Density Residential land

Devalues the land for owners and developers and council in land rates. Will increase the forecast for dwelling yields for the Precinct considering dwellings with a mixed use and opportunities for residential flat buildings to occur as an integral component of the Precinct's dwelling mix. This can increased both dwellings and population in this Area.

To takes out three homes, my two homes, all my family of 12 persons, my children and grandchildren

I have lived on this land for some 60 years, were some of the first families to live in the ROUSE ESTATE, **then** no sealed road, no water, no electricity, and no sewer, **now** still no water, still no sewer but it is coming.

I still work at Riverstone Fire Station some **40 years' service to the community** and all my children and grandchildren attend local schools, Schofields Public, Riverstone High and Rouse Hill Christian High **All a happy Blacktown City community**

THE PROPERTY IS at 

**At the Riverstone East Precinct Landowner Workshops, which I all attended– Feedback Outcomes June 17 & 19 2014 The Key suggestion** from participating landowners was:

To Develop and **retain different housing mix that meet the needs of different households**  
•Different mix of dwelling are better, I believe my home meets this criteria, **why destroy two modern dwellings an already established family of 12 persons, who are the living community now.**

**WHERE TO MOVE the proposed community centre to, it should be in area 20**

A community centre should be located in or near, shopping centre, Railway station, park or a reserve, on land not used for housing, in open space or land within the transmission easement, more living space for community, will lose some 25 to 45 dwelling for housing , no loss of land rates, will share parking .

**What will happen to the land within the transmission easement? Council comments!**  
**Information Session**

• **Appropriate uses for land like this can be playing fields or very large lot residential use, or non-habitable uses such as a (community centre not used 24/7), car parks associated with a retail centre. Land in the easement will only be acquired by Council if it is needed for a public purpose like a park or drainage, infrastructure( community centre not used 24/7) and there is ample land and areas that can be utilised in Riverstone East precinct and area 20, so why not use one little bit, For a community centre?**

Many of Blacktown City community centres are found in these location for good reasons, good planning, here are just some?

**Alpha Park**

Alpha Street, Blacktown, **Blacktown Senior Citizens Centre Bowman Hall**  
Campbell Street, Blacktown, Cnr Kildare Road in Gribble rev, **Quakers Hill Community Centre**

7 Lalor Road, Quakers Hill, **Schofields Community Centre**

65 Railway Terrace, Schofields, **The Ponds Community Hub Hall 1**

45 Riverbank Drive, The Ponds, **The Ponds Community Hub Halls 3 & 4**  
45 Riverbank Drive, The Ponds,

And no inconvenience to the community of losing their family homes, devaluing properties households etc.

**Landowner Information Session (November 2013)**

Two information sessions were held in November 2013 for landowners in the precinct. The sessions were an opportunity for landowners to better understand the Precinct Planning process, meet the staff and ask questions. Providing an overview of the planning process and outlining how the community would be involved

In mid-2014, two workshops were held with over 140 participants from the precincts

Blacktown City Council and relevant agencies were involved in planning the precincts.

Feedback from these activities were used to develop the draft Precinct Plan

**The main point** was to develop **different housing mix** that meet **the needs of different households**

In these information sessions there was **no discussion by landowners concerning where to locate a proposed community centre** nothing was said then by Blacktown City Council and relevant agencies who were involved in planning the precincts.

So what Feedback from these activities was used to develop in the draft Precinct Plan **of where and when? To locate a proposed community centre,** when Council **do not know** and Council will **not say when** they will required this land, some 10, 15 years who knows, and so should be moved.

You can view this information at [www.planning.nsw.gov.au/riverstoneeast](http://www.planning.nsw.gov.au/riverstoneeast).

## SUMMARY

**Recommend to MOVE the proposed community centre from lot 64, DP 30186 - no 74 Tallawong Rd Rouse Hill 2155 that would effect and inconvenience so many of the community already living the land proposed for this community centre when nobody knows when it will be required, to a more appropriate position and use of land in the context of future urban development can be found in area 20.**

**Experience from other release areas** indicates that Stage 1 will take between 5, 10 or more years to develop. As I have been to Council and Council will not say or know when they will required this land, When Land that is required, **will be** acquired by Blacktown City Council **when** it is needed and **when sufficient funds are available to purchase it.** Some 10, 15 years who knows, land could be rezoned by then.

**Are good and wise reasons to move a proposed community centre, when sufficient funds and time are not known ,will not be important, I think would be better for all concerned.**

**Thank you for the opportunity to air my concerns and comment on this draft PLAN for Riverstone East Precinct of which we all love and care for the best for our community**

**THANKS ONCE AGAIN.**

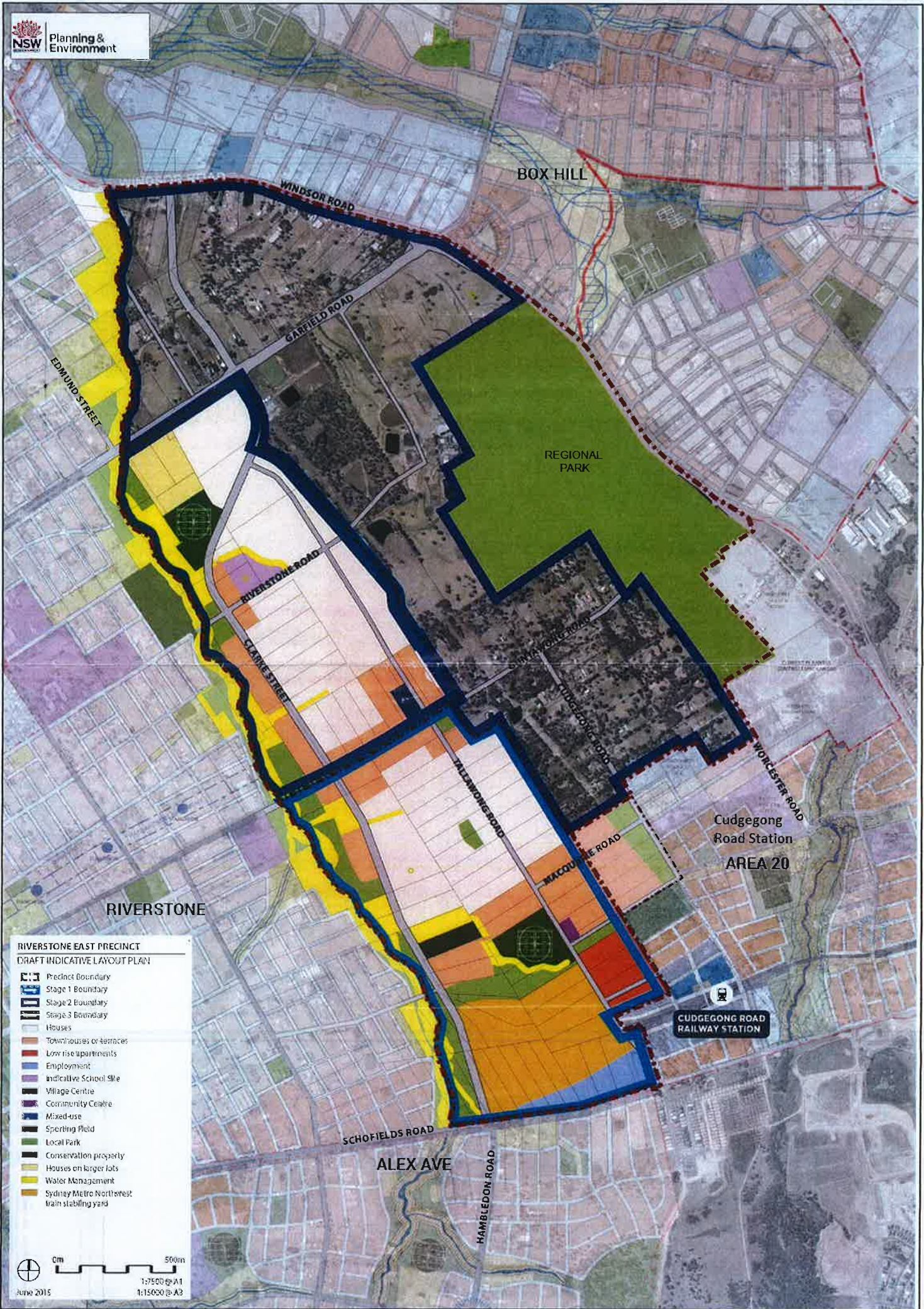


Please tell us why you do or don't support the draft Precinct Plan. You may wish to expand on the items you ticked above.

Please attach additional page/s if you need to.

I am not happy with the proposed Community Centre on my property.  
And would like it moved to land where it does not impact or disadvantage local land owners & established households already living here, some 60 years at the same property. J

**Thank you for taking the time to provide your feedback. This will be carefully considered by the Department as we develop the final plan.**



BOX HILL

REGIONAL PARK

RIVERSTONE

Cudgegong Road Station  
AREA 20

CUDGEGONG ROAD RAILWAY STATION

**RIVERSTONE EAST PRECINCT  
DRAFT INDICATIVE LAYOUT PLAN**

- Precinct Boundary
- Stage 1 Boundary
- Stage 2 Boundary
- Stage 3 Boundary
- Houses
- Townhouses or terraces
- Low rise apartments
- Employment
- Indicative School Site
- Village Centre
- Community Centre
- Mixed-use
- Sporting Field
- Local Park
- Conservation property
- Houses on larger lots
- Water Management
- Sydney Metro Northeast
- Train stabling yard

