



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



PCU061621

Submissions close on **Friday 18 September 2014**.

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

Own land or live nearby (outside the precinct)

Represent a community organisation or interest group: \_\_\_\_\_

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

Department of Planning  
Received  
16 SEP 2015  
Scanning Room

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

|  |  |  |
|--|--|--|
| 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<br><input checked="" type="checkbox"/> Selling my land<br><input type="checkbox"/> Developing my land<br><input type="checkbox"/> No change<br><input checked="" type="checkbox"/> Unsure at this stage  |  |
| Do you support the draft Precinct Plan?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |
| Please tell us if there are things you would like further information on or that concern you about the draft Precinct Plan.<br><br><b>You can say more about what you would like information on or your concerns on the next page.</b> | <input type="checkbox"/> Staging of rezoning<br><input checked="" type="checkbox"/> Proposed zoning of a particular property<br><input type="checkbox"/> Potential effect on Council rates<br><input type="checkbox"/> Infrastructure provision (e.g. sewer and drinking water, electricity)<br><input type="checkbox"/> Roads and traffic<br><input type="checkbox"/> Environment (e.g. flooding, drainage, open space, bushland, bushfire) | <input type="checkbox"/> Heritage<br><input checked="" type="checkbox"/> Community facilities/services<br><input checked="" type="checkbox"/> Land acquisition<br><input type="checkbox"/> Other (please specify):<br>_____<br>_____<br>_____<br>_____ |

10 September 2015

The Secretary Department of Planning and Environment

GPO Box 39 Sydney NSW 2001

**Attention: The Secretary**

Public Exhibition - Reference is made to the public exhibition of changes to the planning controls for Riverstone East Precinct.

Subject Site

The subject site is located

The location of the site supports its R3 ZONING Medium Density Residential, but+ **now** with a large area proposed for a community centre

The **submission**

This **submission** is made on behalf of [REDACTED] the landowner, and seeks to remove the proposed community centre from this site

**Reasons**

It is within THE 800m pedestrian catchment zone to Cudgegong Station. The land will provide a good mix design outcome for medium density development.

Land owners are trying to sell together with others in the area to deliver the dwelling density targets and housing mix, set by the department, a Flat mix of dwellings would be good having a slight fall up the site, attracting good views to the mountains and no overshadowing, a good Yield of dwellings would be made, the minimum density for R3, by removing the proposed community centre from this site.

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 **now** to enable an overall increase in dwelling density within close proximity to the Cudgegong Station and Village Centre through the zoning of R3 Medium Density Residential

**WHERE TO MOVE the proposed community centre, to where it was planned to go area 20**

**A community centre should be located in or near, shopping centre, where most new community centres are to be found, Railway station, park or a reserve, on land not used for housing, in open space or land within the transmission easement, What will happen to the land within the transmission easement? Council comments!**

### From Information Session transmission easement

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

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, **The Ponds Community Hub Hall 1** 45 Riverbank Drive, The Ponds, **The Ponds Community Hub Halls 3 & 4** 45 Riverbank Drive, The Ponds, **Schofields Community Centre** 65 Railway ter ,is now up for development by **Blacktown CITY COUNCIL** .

**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, could be rezoned by then, like **Schofields Community Centre**.

#### **State and regional planning strategies**

**Goal 29 - Restore confidence and integrity in the planning system;**

**Goal 32 - Involve the community in decision-making.**

A community facility is required to service the combined population catchments of Riverstone East and Area 20 and **will be accommodated within the Area 20 Town Centre**. **Goal 29 - Restore confidence and integrity in the planning system;**

## Background

### **Some planning problems from Area 20. That is now affecting Riverstone East Precinct**

Refer to Section 3 of the Post-Exhibition Report.

#### **Area 20 Proposed yield increase**

Proposed amendments to the Area 20 Precinct will have potential for an increase of the residential dwelling yield, **from the gazetted 2,500 dwellings to up to 4,400 dwellings.**

The proposed changes to the Area 20 Precinct Plan will result in an increase in population!

This will result in a **commensurate increase** in the amount of open space and recreation facilities **required.** We now have a **shortfall in the quantum of open space and recreational facilities that will now have to be found** in the Riverstone East Precinct and not in the Rouse Hill Regional Park.

The Riverstone East Precinct Plan **needs to now provide the required amount of useable open space** in an equitable framework that considers the distribution of open space in response to the **shortfall in the Area 20 ILP.**

The proposed increase in yield will have **implications on the demand for open space** The Department has had updated the requirements for open space design as follows.

Demand for an additional four playing fields has result from **the higher estimated population.** These playing fields **will now be provided within the adjacent Riverstone East Precinct, accessible for Area 20 residents,** by the **shortfall in the Area 20 ILP.**

The Department has previously advised that these controls are **being reviewed in conjunction with Precinct planning for the adjoining Riverstone East Precinct,** and that any amendments (if required) will be exhibited with the draft Riverstone East Precinct Plan, amendments

### **3.3 Community facility**

The **need for a community facility** to meet the needs of the future resident population was identified at exhibition. **Although an actual footprint was not identified.** Why not?

**Within the DCP by a requirement to satisfy the needs of health and aged care providers, facilities for young people, civic and emergency services within the Local Centre in Area 20 (B2 zone) (clause 4.1.1 (10)),** Insertion of an additional permitted use in Schedule 1 **to permit residential dwellings within the B2 Local Centre zone** subject to satisfying a number of requirements

In February 2014, **2 options for a community service facility for Area 20** were **presented as part of the draft local centre investigations.** The proposed facility **was planned to provide for the needs of the population in both Area20 and the Riverstone East Precinct.**

**The proposed facility in Area 20 Precinct** would be apportioned, in terms of cost, across Riverstone East and the Area 20 Precinct.

Following exhibition, discussions were held with **Blacktown City Council and Transport for NSW** and agreement was reached to **investigate a site for a community facility within the adjacent Riverstone East Precinct. The planning for Riverstone East Precinct was based on the PREMISE that there would be a community facility in the Area 20 Precinct. And should have never been moved to the RIVERSTONE EAST PRECINCT.**

#### **State and regional planning strategies--**

A community centre should be provided at the north eastern end of the town centre, Area 20 and identified for acquisition in the Growth Centres SEPP, as well as the ILP and DCP

But The DCP requirement has NOW, been "deleted" from the Blacktown City Growth Centre Precincts DCP. WHY?

Deletion of the requirement IS to satisfy the **needs** of health and aged care providers, facilities for young people, civic and emergency services within the Local Centre (B2 zone) (clause 4.1.1 (10)),) **is not important.**

#### **The Indicative Layout Plan**

An Indicative Layout Plan, specific to each Precinct, is contained in the relevant Precinct Schedule. The Indicative Layout Plan **forms the basis for urban development** in the Precinct by setting out: the open space and the **locations** of land uses including residential development, schools, community facilities, although an actual **footprint (location)** was not identified in Area 20 Precinct

#### **Objectives**

a. To ensure that development in the Precinct occurs in a coordinated manner consistent with the North West Structure Plan and the Precinct's Indicative Layout Plan.

#### **Controls**

1. All development applications are to be generally in accordance with the Indicative Layout Plan. The proposed development is consistent with the Indicative Layout Plan.

3. Any proposed variations to the general arrangement of the Indicative Layout Plan must be demonstrated by **the applicant, (the Council)** to Council's satisfaction, to be **consistent** with the Precinct Planning vision in the relevant Precinct Schedule.

#### **Other issues**

Removal of SP Drainage land in two areas and replacement with R3 Medium Density Residential.

Some areas of land identified for drainage in the gazetted Precinct Plan **are no longer required**, as informed by Council, and **are to be zoned the adjacent Medium Density Residential (R3)**; These areas are located south of Rouse Road and east of Cudgegong Road, and south of the NWRL and east of Terry Road. **As a result of these changes, there is potential for some additional 37 dwellings.**

**(Or use for a Community Centre) Demand for open space to meet the slight increase in demand will be considered as part of Precinct Planning for the adjacent Riverstone East Precinct.**

Suitability of open space land between the electricity switching station on Schofields Road and Second Ponds Creek; **this land is owned by Council and is a remnant portion of Cudgegong Road.** It provides access to the switching station and is unsuitable for urban uses due to high voltage electricity lines across the land. It is proposed to **be zoned SP2 Local Road.** Or use for **Community Centre**, close to village centre shops, railway station, takes no R3 land with their family homes.

Clarification is sought on the **proposed use** (use for **Community Centre**) of the **redundant section of land** west of Cudgegong Road near Schofields Road. **Suitability of open space land** between the electricity switching station on Schofields Road and Second Ponds Creek Access to the electricity switching station must be maintained.

WHAT CONSULTATION HAS BEEN UNDERTAKEN? • In October 2013, the Department hosted information sessions, providing an overview of the planning process and outlining how the community would be involved. • In mid-2014, we held two workshops with over 140 participants from the precinct. In these information sessions there was no discussion by landowners concerning were to locate a proposed community centre nothing was said then by Blacktown City Council and relevant agencies who were involved in planning the precincts.

## SUMMARY

May the Department look at and resolve the many issues that have been move from Area 20 to Riverstone East Precinct and consider this submission with favour and remove the proposed community centre back to the Area 20 Precinct to which **it was planned** that will provide this land its R3 zoning **as planned** for Riverstone East Precinct. A community facility is required to service the combined population catchments of Riverstone East and Area 20 **and will be accommodated within the Area 20 Town Centre. State and regional planning strategies**

**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**

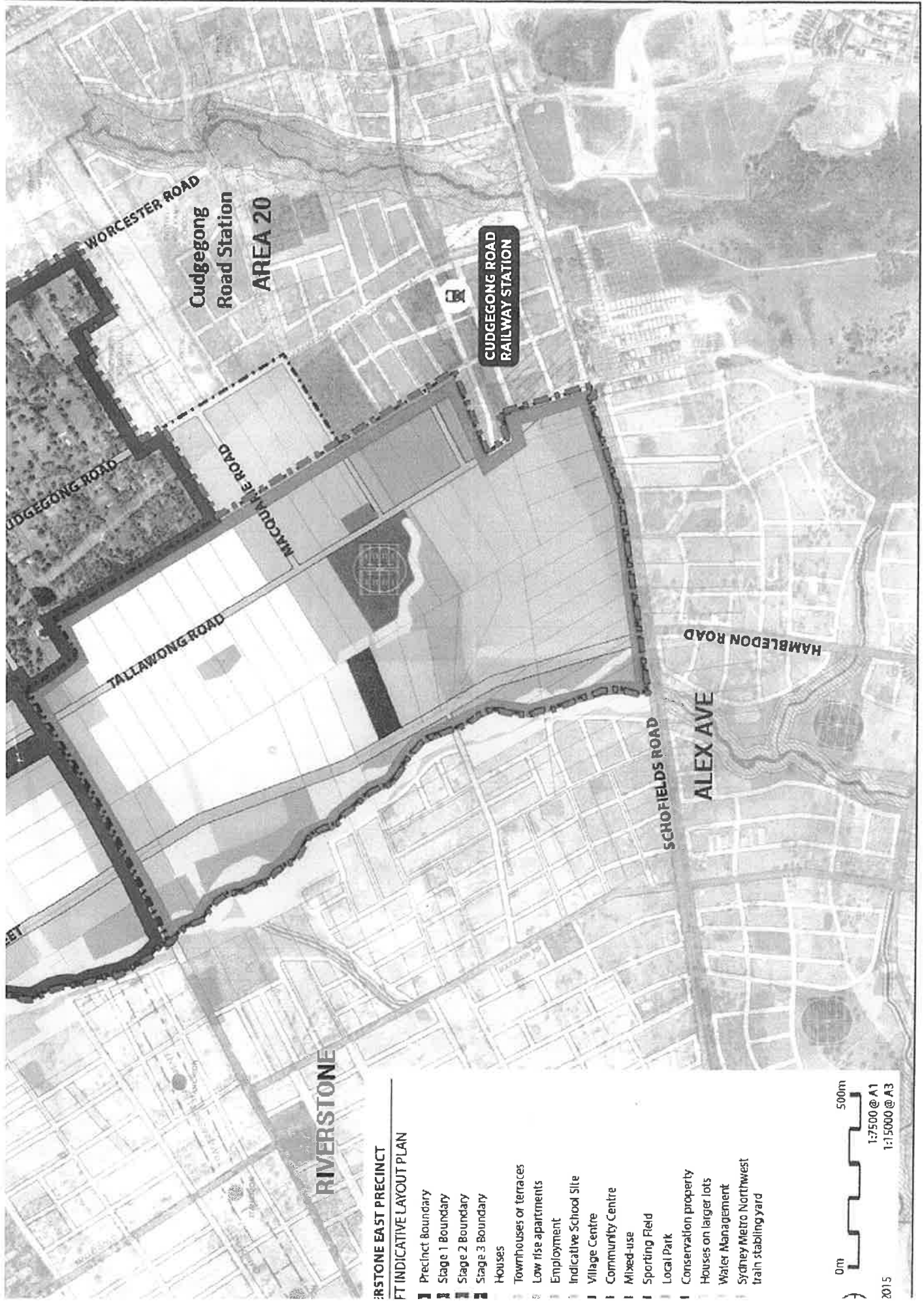
**THANKS ONCE AGAIN.**



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| <p>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.</p> <p>Please attach additional page/s if you need to.</p> | <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |
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**Thank you for taking the time to provide your feedback. This will be carefully considered by the Department as we develop the final plan.**





**RIVERSTONE**

**RIVERSTONE EAST PRECINCT  
PLANNING 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 Northwest train stabling yard



