



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



PCU061478

Submissions close on **Friday 11 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

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: _____

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

8 SEP 2015

Scanning Room

Your postal address:		
Property address or lot/DP (if you own land in the precinct):		
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 type="checkbox"/> Unsure at this stage	
Do you support the draft Precinct Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>Please tell us if there are things you would like further information on or that concern you about the draft Precinct Plan.</p> <p>You can say more about what you would like information on or your concerns on the next page.</p>	<input checked="" type="checkbox"/> Staging of rezoning <input checked="" type="checkbox"/> Proposed zoning of a particular property <input 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 checked="" type="checkbox"/> Environment (e.g. flooding, drainage, open space, bushland, bushfire)	<input type="checkbox"/> Heritage <input type="checkbox"/> Community facilities/services <input type="checkbox"/> Land acquisition <input type="checkbox"/> Other (please specify): <hr/> <hr/> <hr/> <hr/>

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.

1 I DO NOT SUPPORT STAGE OF REZONING
SEE ATTACHED NOTES.

2 I DO NOT SUPPORT THE FLOODING &
DAMAGE CONCERNING MY PROPERTY
SEE ATTACHED NOTES.

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

SUBMISSIONS FOR [REDACTED]

I wish to put forward my Submissions as to the zoning possible for my land.

I do not support the Development and Infrastructure staging. It appears after attending meetings of the Department of Planning I was under the impression that the whole of Riverstone East would be rezoned in one zoning stage, it now appears that Section 3 of which my block forms part could be rezoned another 5 to 10 years away.

This seems to me to be an incorrect decision, due to the huge amount of development already in the area, that if Stage 2 and 3 are developed together it would be far easier and open up more blocks of land for the general public, as there appears to be a shortage in the area.

I would be hugely disappointed if Stage 3 was another 5 to 10 years away as being a land owner it would be financial devastating for my future as I am of the retiring age.

DEVELOPMENT AND INFRASTRUCTURE STAGE RE MAP AS TO YELLOW ZONE WATER MANAGEMENT.

I submit that my property [REDACTED] is totally in the Yellow Zone Water Management map.

When I purchased the property some 30 years ago, the 149 Certificate from the council did not show that my property was affected by flooding.

The Yellow Zone Water Management map shows my property totally in that area. On checking with Blacktown Council and obtaining a copy of their map dated 31st august, 2015 it shows that my property as to half totally free of flood and the other half is in the Low Risk Floor category which equates to an outside 100 year floor line. Therefore the whole of my property is suitable for residential building.

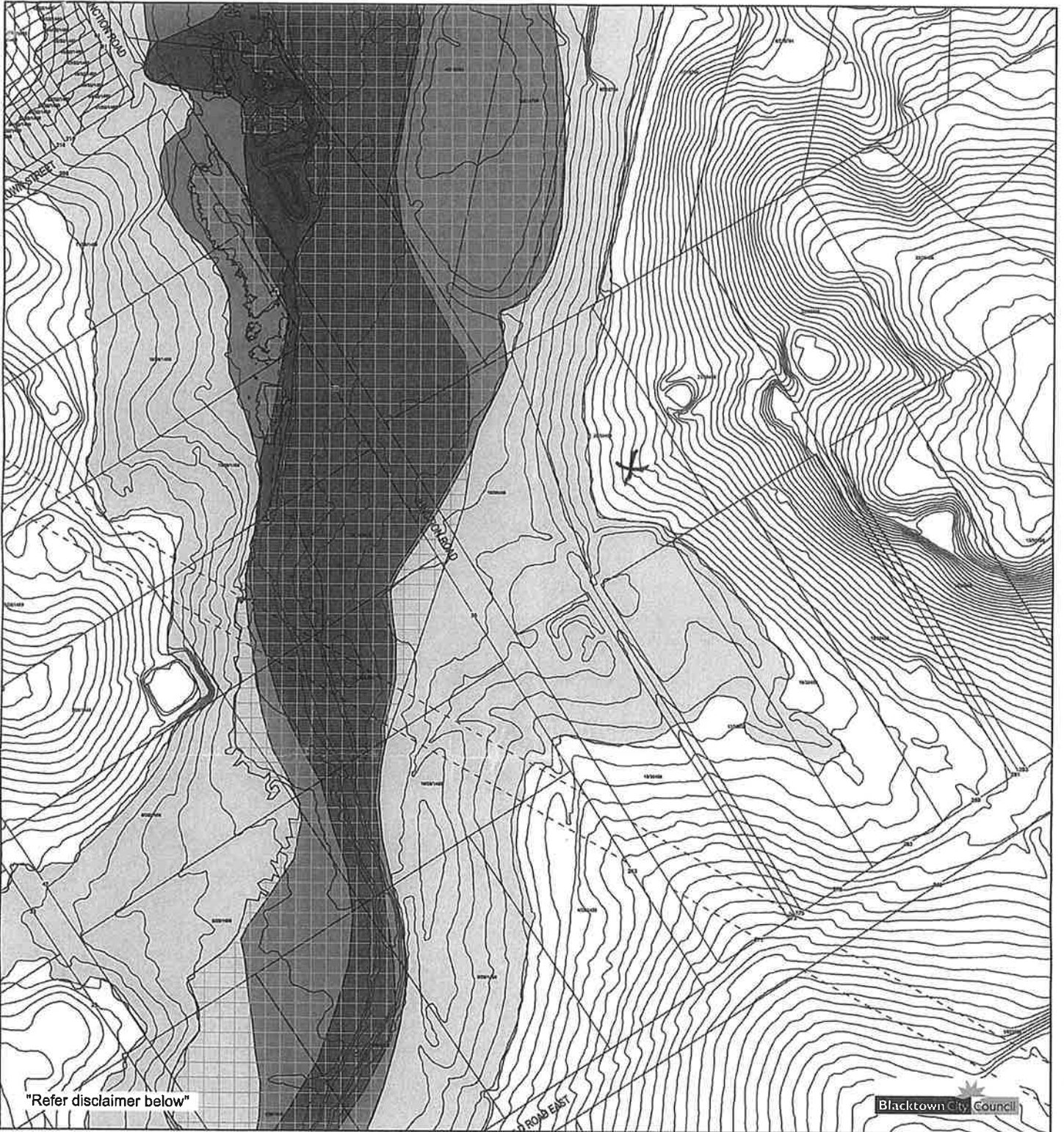
If my land stays within the pre existing Yellow Zone Water Management map it would make it impossible for any future sale to a developer and would cause great financial strain on my wife and myself in our retirement.

Both my wife and I understand that this is not a final map and that changes may occur but it is a strain on both of us until this occurs.

My wife and I therefore request at Stage 2 & Stage 3 be banded together for development now and that my property is shown as unencumbered from flood and can totally be used for Residential Dwelling.

[REDACTED]

[REDACTED]



"Refer disclaimer below"

Copyright NSW Land Information Centre 1998

Plot Date: 31/06/2015

Copyright Blacktown City Council 2002

BLACKTOWN CITY COUNCIL Probability Flood Extents

DISCLAIMER: The flood risk predictions shown are based on information available to Council and should be regarded as an indicative guide only. A more accurate indication of the extent of the respective flood risk predictions can be determined by relating surveyed ground levels at Australian Height Datum (AHD) to the hydraulic and/or flood level criteria determining flood risk prediction boundaries. This information may be obtained by a written request to Council accompanied by a ground level survey to AHD prepared by a Registered Surveyor. Should flood risk prediction extents be required for the purpose of a financial transaction of any nature, the parties to that transaction should apply to Council for formal certification and/or seek independent legal or professional advice.



Scale 1:3000



Parcel Extent, Yarrow Tilt Extent	DTM Contour 24.0m Contour	DTM Contour 30.0m Contour	DTM Contour 37.0m Contour	DTM Contour 43.0m Contour
Easement Segment, Extent	DTM Contour 24.5m Contour	DTM Contour 30.5m Contour	DTM Contour 37.5m Contour	DTM Contour 43.5m Contour
Local Government Area, Gasfield Boundary	DTM Contour 25.0m Contour	DTM Contour 31.0m Contour	DTM Contour 38.0m Contour	DTM Contour 44.0m Contour
Railway Contourline	DTM Contour 25.5m Contour	DTM Contour 31.5m Contour	DTM Contour 38.5m Contour	DTM Contour 44.5m Contour
EIP-FLD Flooding Planning Flood Prone SEPP Extent	DTM Contour 26.0m Contour	DTM Contour 32.0m Contour	DTM Contour 39.0m Contour	DTM Contour 45.0m Contour
Flood Extents, High Flood Risk Product	DTM Contour 26.5m Contour	DTM Contour 32.5m Contour	DTM Contour 39.5m Contour	DTM Contour 45.5m Contour
Flood Extents, Medium Flood Risk Product	DTM Contour 27.0m Contour	DTM Contour 33.0m Contour	DTM Contour 40.0m Contour	DTM Contour 46.0m Contour
Flood Extents, Low Flood Risk Product	DTM Contour 27.5m Contour	DTM Contour 33.5m Contour	DTM Contour 40.5m Contour	DTM Contour 46.5m Contour
DTM Contour 28.0m Contour	DTM Contour 28.0m Contour	DTM Contour 34.0m Contour	DTM Contour 41.0m Contour	DTM Contour 47.0m Contour
DTM Contour 28.5m Contour	DTM Contour 28.5m Contour	DTM Contour 34.5m Contour	DTM Contour 41.5m Contour	DTM Contour 47.5m Contour
DTM Contour 29.0m Contour	DTM Contour 29.0m Contour	DTM Contour 35.0m Contour	DTM Contour 42.0m Contour	DTM Contour 48.0m Contour
DTM Contour 29.5m Contour	DTM Contour 29.5m Contour	DTM Contour 35.5m Contour	DTM Contour 42.5m Contour	DTM Contour 48.5m Contour
DTM Contour 30.0m Contour	DTM Contour 30.0m Contour	DTM Contour 36.0m Contour	DTM Contour 43.0m Contour	DTM Contour 49.0m Contour

