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18<sup>th</sup> September, 2015

Mr. Paul Robilliard,  
Director,  
Housing Land Release,  
GPO Box 39,  
Sydney NSW 2001

Dear Mr. Robilliard,

**RE: REZONING OF THE RIVERSTONE EAST PRECINCT**  
**PROPERTY: NO. 134 CRANBOURNE STREET, RIVERSTONE**  
**OWNERS: MR. G. & MRS. I. SOBALA**

I am instructed on behalf of the owners of No. 134 Cranbourne Street, Riverstone (Mr. G. & Mrs. I. Sobala) to object to the proposed zonings for the public purpose land uses of SP2 Drainage and RE1 Public Recreation reservations as indicated within the Riverstone East Precinct Draft Indicative Layout Plan (ILP) and the Riverstone East – North West Growth Centre - Land Zoning Map as per the State Environmental Planning Policy (SEEP 2006).

The proposed Public Purpose zoning of SP2 Drainage and RE1 Public Recreation adversely impact on the value of the site and do not address the intended subdivision layout by the continuation of the existing street layout which created Arlington Avenue and Margaret Street. These roads travel in a southerly direction from the southern side of the Cranbourne Street road reserve as indicated in the attached image at Annexure 1 and being an extract from DP 1447.

On behalf of my Clients, we object to the proposed Zoning and Indicative Layout Plan (ILP) over their site and have attached suggested zoning and Indicative Layouts which we believe are not out of line with the aims of urban development for the area and provide for the maximum potential developable land available for much needed housing.

Furthermore, it is to be noted that:

- i. First Ponds Creek generally travels within the submitted SP2 Drainage Corridor and travels along the eastern side of the man-made dam within the south-western corner of the site and not the Corridor as exhibited;
- ii. The tributary/ watercourse and being noted as potential drainage corridor from the eastern side of Clarke Street travels west across Clarke Street to the Sobala site and is to totally affecting Lots 23, 24, 25 & 26 in DP 1447 en-route to First Ponds Creek. This pathway is incorrectly noted on the ILP as it is located

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further to the south as noted on the attached image showing watercourses within this locality as obtained from the Six Maps website (copy attached at Annexure 3).

Accordingly, in our submission (Options 1 & 2) and at Annexure 2 we have noted the suggested pathway for this water flow to First Ponds Creek and minimises the loss of developable land.

It should be further noted that Sydney Water has recently constructed a sewer main within the suggested SP2 Drainage corridor (between Arlington Avenue and Margaret Street) which generally follows the correct path of First Ponds Creek, with the sewer located along its eastern bank (at Annexure 4).

This action provides supporting argument and evidence for the suggested location of the SP2 Drainage Corridor as per our "Options 1 & 2" (at Annexure 2).

We have further noted a suggested amendment to the Indicative Layout Plan (ILP) as noted over the western part of the Sobala site that provides for a more functional lot layout with regular shaped allotments.

We trust that our submission will be favourably considered on its merits and that the Department is in agreement that our suggestions do provide for a superior level of utilisation of developable land, given the shortage of residential land within the Sydney Metropolitan Area.

Thank you for your assistance in this matter and if you require additional information please do not hesitate to contact the writer.

Yours Faithfully,

**FRANK C. CARRAPETTA    AAPI  
CERTIFIED PRACTISING VALUER  
REGISTERED VALUER    VAL1002**

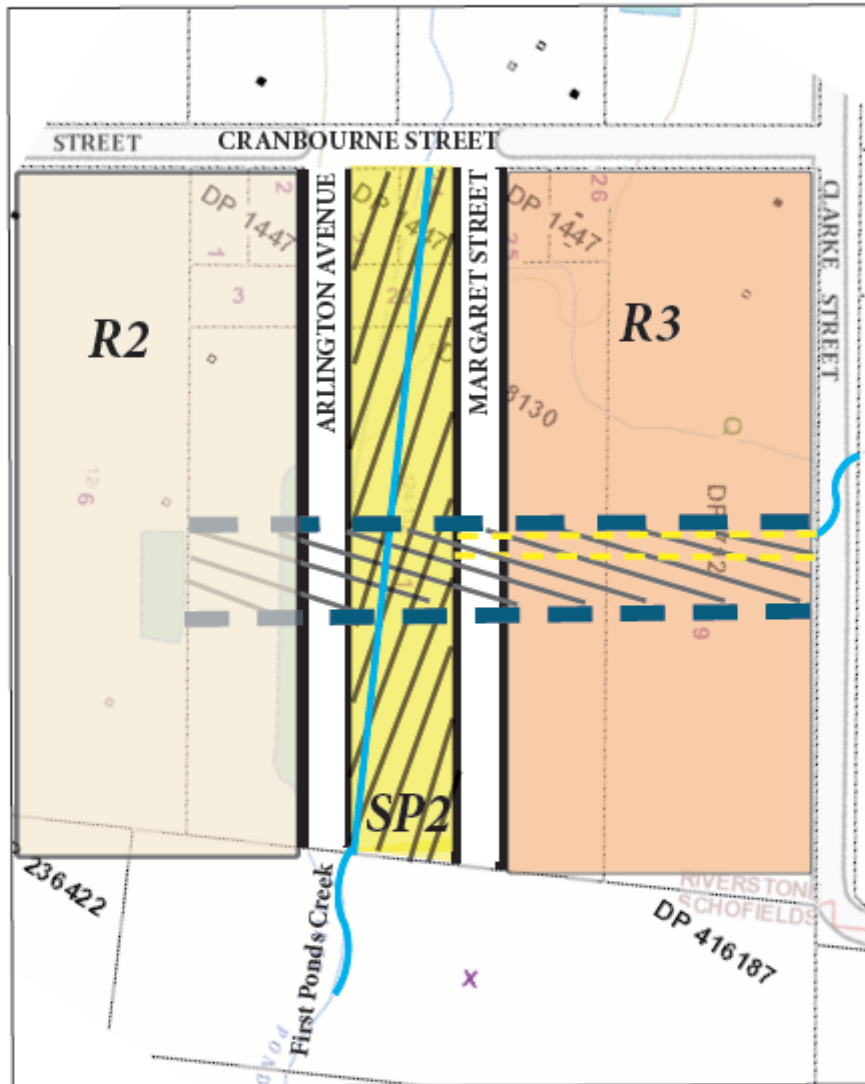


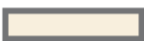



ANNEXURE 2

Suggested rezoning for No. 134 Cranbourne Street, Riverstone

**Option 1 - Proposed (suggested) rezoning**

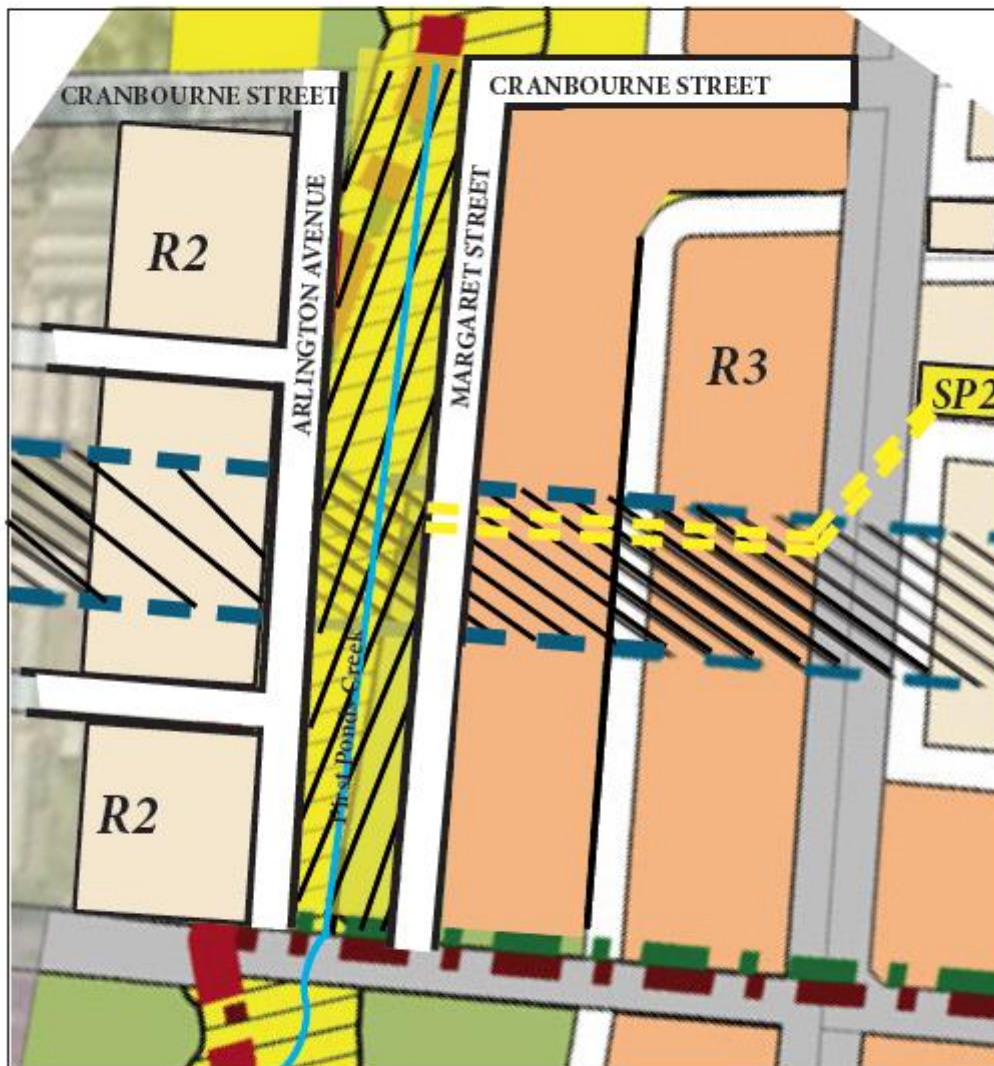
Continue the road pattern as per DP 1447 with First Ponds Creek between the two roads with residential zonings either side as indicated below.



KEY	
	R2 Low Density Residential
	R3 Medium Density Residential
	SP2 Drainage 50 metres wide
	Drainage pipes under easement

### Option 1 - Proposed (suggested) rezoning & ILP

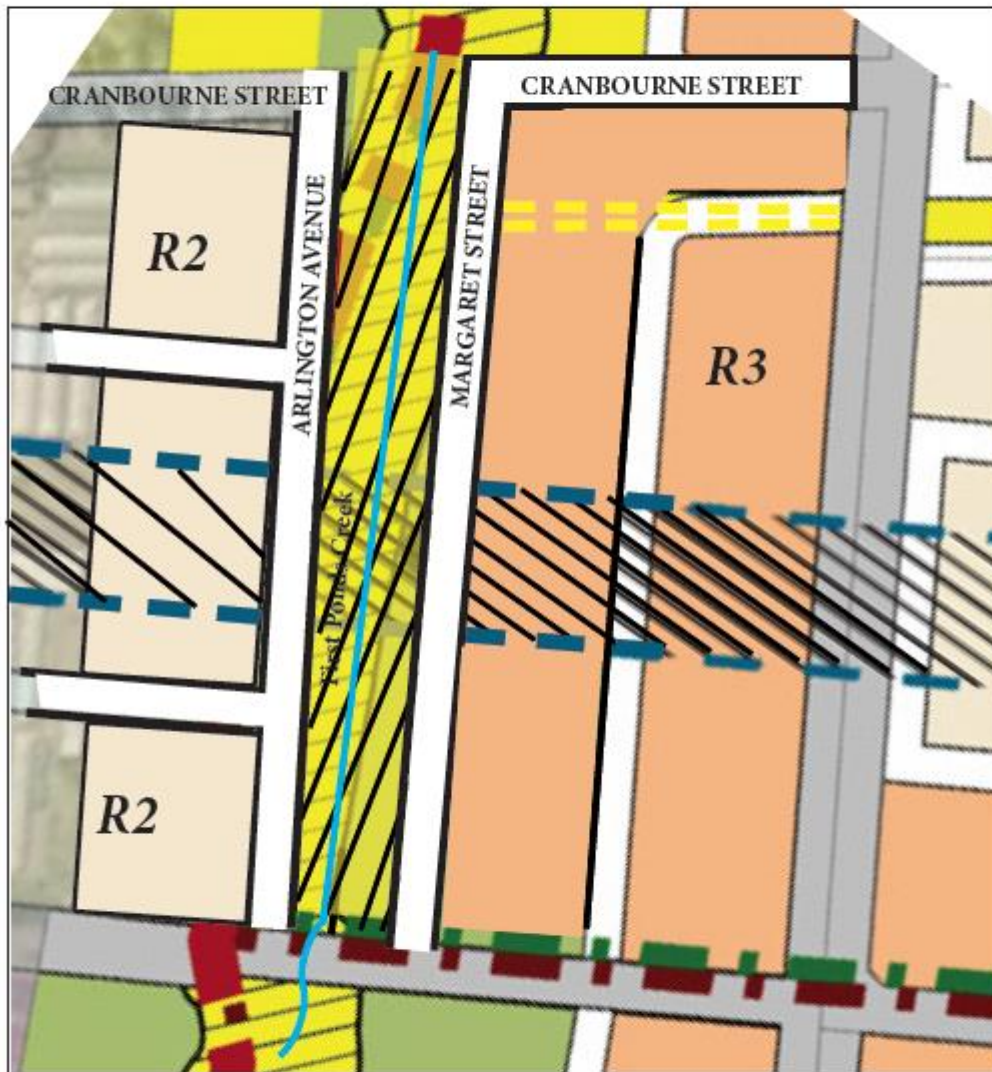
Continue the road pattern as per DP 1447 with First Ponds Creek between the two roads with residential zonings either side as indicated below with suggested drainage from western side of Clarke Street and suggested road pattern on the western side of No. 134 Cranbourne Street



KEY	
	R2 Low Density Residential
	R3 Medium Density Residential
	SP2 Drainage 50 metres wide
	Drainage pipes under easement

### Option 2 - Proposed (suggested) rezoning & ILP

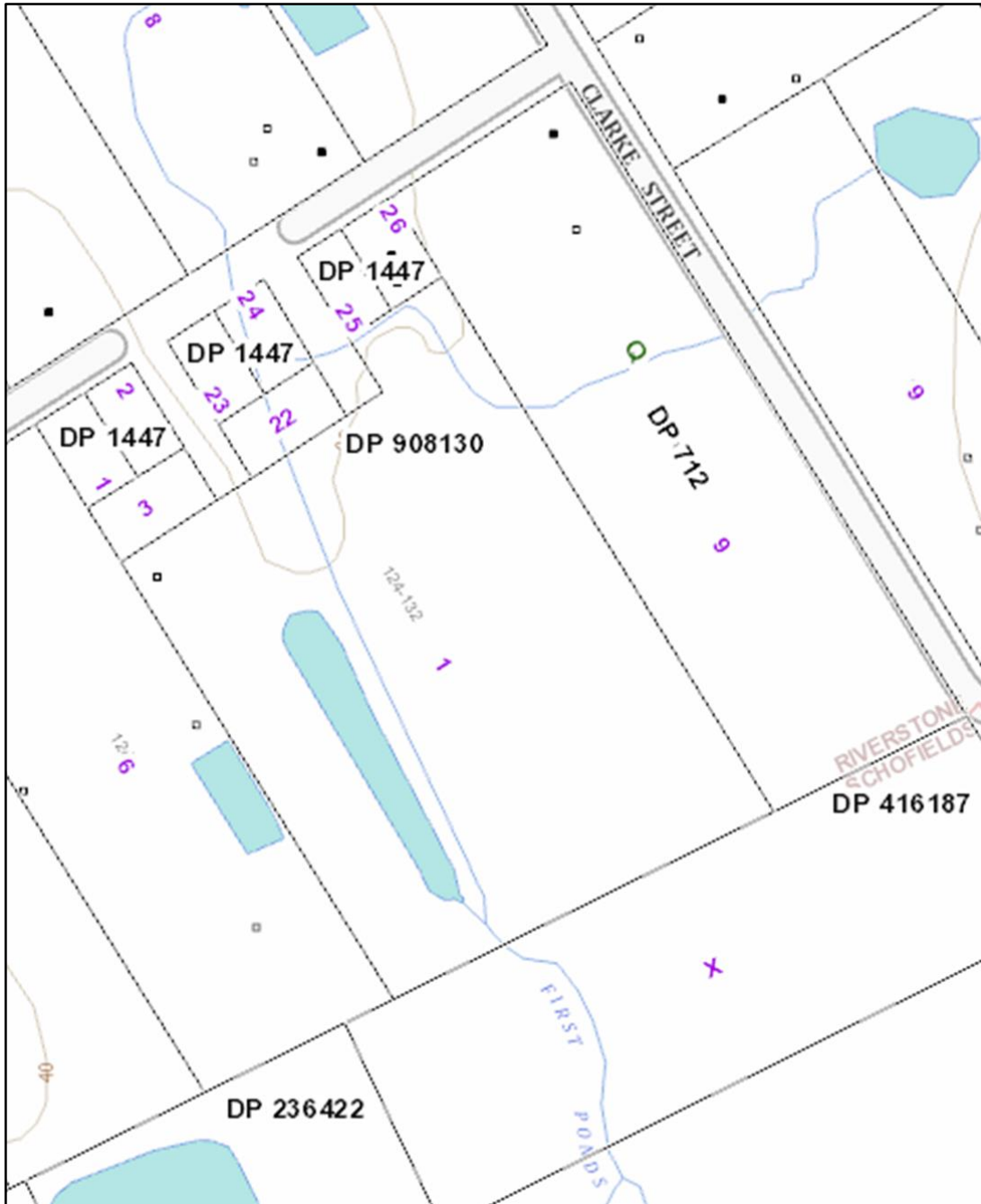
Continue the road pattern as per DP 1447 with First Ponds Creek between the two roads with residential zonings either side as indicated below with suggested drainage from western side of Clarke Street and road pattern on the western side of No. 134 Cranbourne Street



KEY	
	R2 Low Density Residential
	R3 Medium Density Residential
	SP2 Drainage 50 metres wide
	Drainage pipes under easement

ANNEXURE 3

Extract from the Six Maps website noting the watercourses/ tributaries affecting  
No. 134 Cranbourne Street



ANNEXURE 4

Sydney Water plan showing recently constructed sewer main within the suggested SP2 Drainage corridor (between Arlington Avenue and Margaret Street) and generally following the path of First Ponds Creek.

This action provides supporting argument and evidence for the suggested location of the SP2 Drainage Corridor.

