



Department of Planning & Environment,
Land Release
GPO Box 39
Sydney NSW 2001

17 September 2015

Dear Sir / Madam,

Reference: State Environmental Planning Policy (Sydney Region Growth Centres) 2006
Re: Submission for the Riverstone East Draft Precinct Plan Exhibition – 124 Tallawong Road, Rouse Hill.

I refer to the Department of Planning and Environment (DOPE) current Draft Plan for the Riverstone East Draft Precinct. Planninglink has been engaged by the owners of the following property to make a submission regarding the Draft Plan:

124 Tallawong Road, Rouse Hill - R2 Low Density Residential

The owners of the above property are generally pleased with the DOPE's draft plan, subject to the following issues being addressed further. The following comments are raised with regards to the draft zoning and Development Control Plan impacts on the property.

124 Tallawong Road, Rouse Hill

The Draft Plan identifies the above parcel of land as R2 Low Density Residential land which the owner is generally satisfied with. However concern is raised with the road layout detailed on the Precinct's Indicative Road Layout Plan. Blacktown Council have strictly enforced the location of roads detailed on Indicative Layout Plans (ILP's) for other SEPP 2006 areas which have created design issues and tensions between neighbours. We believe that the current draft ILP for this lot provides the following issues:

- The ILP will create an inefficient subdivision pattern which will force the creation of irregular shaped lots and residual lots that will be difficult develop to provide cost effective and well-designed housing.
- Concern is also raised that the road intersections are not perpendicular as required and will not comply with relevant Australian Standards and Council Policies.

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- The current bisecting road through the properties will not create an orderly development and will possibly create design non-compliances for future dwellings i.e. building setbacks. In some instances, land would not be able to be developed without consolidation with the neighbour's property, which is not part of the Stage 1-3 releases. This would create residual lots that would be stagnate and undeveloped until future rezoning of neighbouring land, which we believe is not the intention of the Stage 1 rezoning.
- Attached is an alternative road layout that is based more on a '*grid like road pattern*' which will provide for a more orderly development in comparison to the current draft ILP. This alternative will provide straight line roads which will bisect perpendicular with other ILP roads detailed for the area. This alternative road would be located on the north-eastern side of the site and would be centrally located on the property boundary.
- Centrally locating the road on the common boundary is a critical requirement as this would ensure that the costs associated with the road would be shared by both owners and it also permits one owner to start developing their land without the other, as Council will accept half road construction if one owner develops before the other.
- Please see the attached mark-up of the alternative road layout which we believe will provide a more efficient and orderly development for future residential subdivision.

The above demonstrates that the proposed recommendations will provide a more efficient and orderly development and which is more suitable for future housing and land adjacent to a major public transport node.

In view of the above, the proposed recommended amendments to the Draft Plan for the Riverstone East Draft Precinct is considered appropriate for the Department of Planning & Environment to adopt favourably.

Yours faithfully
Planninglink Pty Ltd



Linc Roberts
Director