

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam,

### **Submission on Riverstone East Draft Precinct Plan**

I write to express the following concerns with the draft precinct plan for Riverstone East:

1. The proposed playing fields at 87-67 Tallawong Road adjoining the stabling yards will provide limited access from the south. The significant level change between the stabling yards and proposed playing fields will also mean that there will be little passive surveillance of the playing fields. It would be a better outcome if these playing fields were surrounded by residential areas and not adjoining the stabling yards.

The proposed playing fields at 87-67 Tallawong Road should also not be required for acoustic purposes. The proposed playing fields are a further distance to the stabling yards in comparison to the proposed low rise apartments to the east of the stabling yards. If the low rise apartments to the east of the stabling yards satisfy relevant acoustic guidelines, the subject properties would also comply as they are located further away. They therefore should not be reliant on providing an 'acoustic buffer zone' and are suitable for residential purposes.

2. There are a significant amount of playing fields proposed in Riverstone East. I understand that there is limited public money to pay for all this open space. The Government owns 79 acres of flat land on Clarke Road. This would be a much better location for playing fields rather than Tallawong Road. The Government land is in the middle of the future residential area and will not have the shortcomings of the proposed playing fields on Tallawong Road. It will also cost the 'public purse' significantly less to acquire land allowing the Council to spend the limited public money on embellishing the open space to a high standard.
3. The proposed R3 Medium Density Residential zone on the western side of Clarke Street and north of Macquarie Street appears unjustified. Both of these areas are not within walking distance (800m) of the new Cudgegong Road Railway Station and some are quite isolated and inconsistent with proposed surrounding land uses (e.g. the land on Oak Street – just north of the stabling yards). The properties at 87-67 Tallawong Road are within 800m of the new Cudgegong Road Railway Station and should be zoned for medium density residential use with a road between it and the stabling yards.

I trust that the State Government will address my concerns in the final plan.