



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 – 50 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 owner of the following properties to make a submission regarding the Draft Plan:

50 Tallawong Road, Rouse Hill - R3 Medium Density Residential

The owner of the above property is 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 each property.

50 Tallawong Road, Rouse Hill

The Draft Plan identifies the above parcel of land as R3 Medium Density Residential land which the owner is generally satisfied with (see attached marked up plan). However the site is also identified as High Density Residential land on the Draft ILP plan, based on its close proximity to the proposed rail way station, which is only located a few hundred metres from the site. The above site and the neighbouring three (3) properties along Tallawong Road have specifically been identified on the IPL as High Density Residential. The neighbouring northern R3 residential properties have been nominated as medium density development only.

As such, the four (4) lots on Tallawong Road that have been highlighted as High Density Residential Development are generally surrounded by either public road, open space or the area surrounding the future rail way station. We believe that these four (4) lots provide a great opportunity to provide a higher density than detail in the Draft Riverstone East Precinct Plan and in comparison to the neighbouring northern Residential R3 land.

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As noted above, only four (4) x five (5) acre lots on Tallawong Road have been identified for High Density Development and we believe that the lots could be amalgamated to provide a large residential development on amalgamated. It is a possibility that in the future the owners of 50 & 58 Tallawong Road amalgamate and prepare a residential development over both sites as a single development (possibly staged). This will create efficiencies for the development and we also see that it is an opportunity to increase the height restriction for these High Density Residential lots as they will generally be developed together.

Currently these 4 lots are proposed to have a 16m height limit imposed on future residential flat buildings. It is our submission to increase the height restriction to 25 metres.

With SEPP 65 controls defining the future residential flat buildings in the High Density area and the subject being able to be developed without impact on neighbouring properties, we believe that the extra height will provide additional housing within a master planned site close to public transport. This will create additional mix of affordable housing product within close proximity to a major public transport node. We also believe that with the four (4) lots being developed for high density housing as two (2) single development sites, it will create building efficiencies and the opportunity to provide a high quality residential development.

The above demonstrates that the proposed recommendations will provide a more efficient and orderly development and a higher density development which is more suitable for 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