

18 September 2015

Director of Housing Land Release  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Via email:

Submission to Riverstone East Draft Precinct Plan Exhibition  
Lot 10 Boundary Road Schofields

Dear Paul Robillard,

The purpose of this letter is to propose an amendment to the Draft SEPP Maps of the Riverstone East Precinct. The amendments relate to a portion of Lot 2 DP 1208526 known as Lot 10 Boundary Road Schofields.

The Draft SEPP Maps zoned the site:

- Land Use Zone: SP2 Infrastructure and R2 Low Density Residential (refer to Figure 1).
- Maximum Height of Buildings: unzoned and 9 metres (refer to Figure 3).

The following amendments to the Draft SEPP maps are requested for the site:

- **Land Use Zone: R3 Medium Density Residential.** (refer to Figure 2)
- **Maximum Height of Buildings: 12 metres** (refer to Figure 4)

Amendments to these maps will result in changes to the Riverstone East Precinct Draft Indicative Layout Plan (ILP).

#### Rationale for rezoning and increased maximum building height

#### Context

- The site is located within walking distance from infrastructure identified in the Riverstone East Precinct ILP:
  - Riverstone East Village Centre (700 metres north).
  - General Industrial and Employment lands (750 metres to the south).
  - Local sporting grounds (500 metres to the south).
- The surrounding infrastructure indicates that an increase in residential population could be accommodated.
- The Housing Study for Riverstone East Precinct states that: *"Apartments would be most likely to locate close to the station"* (Housing Study for Riverstone East Precinct 2015, SGS, p. 13). The subject site is 2.7 kilometres from Schofields Station. This is closer than all the R3 Medium Density Residential land zoned further north.

#### Flooding

- Martens Consulting Engineers has stated that:  
*"From a flood planning and engineering perspective, the proposed modification to the Draft Riverstone East ILP is supportable. The proposed extension of medium density land into the water/management zone would still allow for an area of land consistent with riparian and flood conveyance requirements as:*

- i) Typically shown on the Draft ILP for the remainder of First Ponds Creek.
- ii) Determined for the other side of First Ponds Creek at that location for a current development application for the same type as development as proposed by the modification.

*Future development of the land adjacent to First Ponds Creek would be subject to flood modelling and design investigations (at the time of development application) to determine suitable flood planning levels and flood mitigation measures (such as site filling and OSD)" (14 September 2015).*

### Desired Future Character

- Rezoning of the subject site would be consistent with the desired future character of Clarke Street.
- The desired future character of development along Clarke Street is:
  - Medium density.
  - Shallow lot depth.
  - Higher density developments to take advantage of the green space adjacent to First Ponds Creek.
- The desired future character is indicated through the Draft SEPP Land Use Zone Map and The Riverstone East Precinct ILP.
- The proposed amendments to the Land Zoning Map would be consistent with the envisaged scale of development along Clarke Street.

### Increased Amenity

- Current zoning does not permit residential development on the portion of the subject site west of Clarke Street.
- The land to the west of Clarke Street would be adjacent to a local park as indicated in the Riverstone East ILP. This park forms part of a green corridor along First Ponds Creek. The Draft Riverstone East Precinct DCP states that, "*Medium density housing is located around the village centre, schools and open spaces*" (Draft Riverstone East Precinct DCP, p. 11). The proposed amendments are consistent with this.
- Rezoning the land from SP2 Infrastructure to R3 Medium Density Residential would take advantage of this public open space. Apartments on the northern side of the medium density development would have direct views through the green corridor.

### Passive Surveillance

- Medium Density Residential development would provide passive surveillance to the southern section of the local park. This surveillance cannot occur with the current zoning. The apartments on the northern section of the development would overlook the park and increase the safety and security of this public open space.
- Rezoning the land to the east of Clarke Street from R2 Low Density to R3 Medium Density will increase pedestrian activity along Clarke Street which will further increase the safety and security of the locality.

### Conclusion

It is requested that the subject site is rezoned R3 Medium Density with a corresponding Maximum Building Height of 12 metres.

The requested amendments are justified for the following reasons:

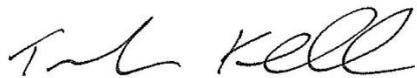
- The rezoning is supportable from a flood planning and engineering perspective.
- The site is within walking distance of the local village centre, public open space and employment lands.

- The amendments will enable development that is consistent with the desired future character of Clarke Street of medium density developments.
- The rezoning will take advantage of the public open space to the north of the site.
- The rezoning will allow for a medium density development which provides passive surveillance to the local park and increase pedestrian activity. This will improve the safety and security of the locality.

Should you wish to discuss this submission further please contact me on (02) 9519 4994 or email [Tristan@aedesignstudio.com.au](mailto:Tristan@aedesignstudio.com.au).

Sincerely,

ae design partnership Pty Ltd



Tristan Kell  
Associate Director

# Appendix I



Figure 1: Draft Land Zoning Map



Figure 2: Proposed Land Zoning Map



Figure 3: Draft Height of Buildings Map.



Figure 4: Proposed Height of Buildings Map.