Submission to the Riverstone East draft Precinct Plan, Lot 32 DP 608689, 83 Tallawong Road, Rouse Hill

1 INTRODUCTION

This Submission is made on behalf of the owners of Lot 32 DP 608689, 83 Tallawong Road, Rouse Hill (subject site), in respect of the Riverstone East draft Precinct Plan that is on exhibition until 18th September 2015.

The Riverstone East draft Precinct Plan identifies the site to be re-zoned to RE1 Public Recreation for the purposes of a sporting field. On behalf of the owners, this submission seeks to re-locate the proposed RE1 Public Recreation zoning of the site for the purpose of a sporting field and seeks an alternative land use zone of Medium Density R3 for the site, for the following reasons:

- Supports the provision of new infrastructure of Cudgegong Road train station, upgrade of Schofields Road and the extension of Clarke Street with residential development in close proximity (transit oriented development) as against playing fields;
- Re-zoning of the site to Medium Density Residential will assist in meeting the State Governments housing targets and allow for a range of housing types to meet the needs of various household structures as identified in the Sydney Metropolitan Plan ‘A Plan for Growing Sydney’ and;
- Provides three suitable alternate locations for RE1 Public Recreation land use zoning which would contribute in achieving the 13 playing fields required in the Riverstone East Precinct in this submission.

This Submission provides a background to the Riverstone East draft Precinct Plan, reviews the site and the re-zoning proposed, recommends an alternative land use zone for the subject site and alternate location for the sporting field.
2 BACKGROUND

2.1 Riverstone East draft Precinct Plan

The NSW Planning and Environment has proposed new planning controls for Riverstone East in the Riverstone East draft Precinct Plan. The amendments will assist in meeting the Government’s intentions of delivering more infrastructure and creating 545,000 new dwellings by 2031 as outlined in the Sydney Metropolitan Plan ‘A Plan for Growing Sydney’. The proposed planning controls establish objectives for the development of the land, identifies what development may be carried out and the land to which the planning controls apply (NSW Planning & Environment).

The Riverstone East draft Plan rezones land to allow for future homes, jobs and community services in the Riverstone East Priority Precinct (NSW Planning & Environment 2015). The zoning of land is to be completed in 3 stages; stage 1 and 2 are currently released on exhibition while stage 3 is exhibited as a working draft with no servicing.

This submission will review the zoning proposed in stage 1 only, as it is where the subject site is located and the identified alternative locations for the proposed zoning of RE1 Public Recreation for the purposes of a sporting field. Figure 2 identifies the subject site in relation to the future Cudgegong Road train station.

Figure 1: Subject site (Source: Six Maps)

Figure 2: Red outline identifies subject site (Source: Six Maps)
2.2 Northwest Sydney Metro

Cudgegong Road train station is the last station on the Sydney Metro Northwest line. It is parallel to Schofields Road, between Cudgegong Road and Tallawong Road (Transport for NSW), as shown in Figure 2.1. Cudgegong Road Station is to be completed by 2019 and is a significant factor for consideration in the zoning of the Riverstone East Precinct. The station is within an 800m radius south east of the Precinct, shares Tallawong Road and is within an approximate 663m walking distance of the subject site. Tallawong Road is a major collector road that links to the rail station, the subject site and the remainder of the precinct.

It is highlighted that Tallawong Road is a major road link to the future local centre associated with the train station. The importance of Tallawong Road to remain easily accessible as a direct link to the station is directly related to the access to the station and a sporting field with a traffic and parking issues is not considered appropriate for this collector road.

The influence of the Northwest rail line has been significant in the planning controls for the precincts in the North West. The adjacent Area 20 has had its planning controls reviewed to respond to the planned railway station and the capacity of the precinct has been revised to approximately 4,000 dwellings (NSW Planning & Environment). It is suggested that planning for the Riverstone East Precinct adopts the revision of planning controls as seen in Area 20 particularly for Stage 1 of the Riverstone East Precinct which is identified as part of a transport corridor, to provide a public transport link from the Sydney Northwest Metro to Marsden Park (NSW Planning & Environment). For this reason appropriate land use zoning in the Precinct must occur which will support the rail line infrastructure.

![Subject Site is located on Tallawong Road](image)

Figure 2.1: Indicative Cudgegong Road Station layout (Source: Transport for NSW)
3 EXHIBITED ZONING OF SUBJECT SITE

The site is currently zoned RU4 Primary Production Small Lots under the Blacktown Local Environmental Plan 2015. The Riverstone East draft Precinct Plan proposes to zone the land to RE1 Public Recreation for the purposes of a sporting field. The Riverstone East – Land Use and Infrastructure Delivery Plan states that 13 playing fields are required including 3 to meet demand in Area 20. The subject site has been identified as a location to be zoned RE1 Public Recreation for the purpose of a sports field which will contribute to the 13 sports field required.

The proposed land use for the surrounding area of the exhibited site is Medium Density Residential. North, east and south east of the site are all to be zoned Medium Density as shown in Figure 3. The proposed zoning is in accordance with the delivery of infrastructure including: water, sewer, electricity and roads, which will be available from late 2015 (NSW Planning & Environment).

Figure 3: Proposed land use zoning and current land use zoning
(Source: Blacktown LEP 2015 and NSW Transport)
As shown in Figure 3.1 the site for the proposed sports field is composed by 4 private properties. Each of the properties contain a detached dwelling and dam and are within an 800m radius of Cudgegong Road train station. There is a 10 metre contour difference on the site identified for the sport field (Figure 3.2) which would require significant cut and fill to be a level surface which is not appropriate for a large sports field.
4 PROPOSAL

4.1 Relocation of RE1 Public Recreation

This submission welcomes the zoning of RE1 Public Recreation for the purpose of a sporting field in a location that is appropriately located outside of the 800m radius of the Cudgegong Road Station. This submission provides three alternative locations for RE1 land use zone and to re-zone the site R3 Medium Density Residential, as shown in Figure 4.

![Diagram of Alternative locations for RE1 Public Recreation]

Figure 4: Alternative locations for RE1 on the exhibited Indicative Layout Plan
(Source: NSW Planning and Environment)
4.1.1 Option 1 – Oak Street/ New road to connect to Hambledon Road:

Option 1 is approximately 290m west from the exhibited site for RE1 Public Recreation and is out of the 800m radius of Cudgegong Road Station. The location is exhibited as Medium Density Residential and Local Park, as shown in Figure 4.1. The location has good access from Gordon Road and will be connected with the extended Clarke and Oak Street which connects with Hambledon Road as proposed in the Riverstone East draft Precinct Plan, as shown in Figure 4.1. Oak Street becomes a cul-de-sac south of the alternative location which could be developed into a car park for visitors to the sports field. The location is approximately 6.1 ha and will easily accommodate the sporting field. The site is a lot flatter than the exhibited site, with a cross fall of only 4-5 meters, this site is significantly better for a level playing field.

Figure 4.1: Exhibited and proposed land use zone (source: NSW Planning & Environment and six maps)
4.1.2 Option 2 – Corner Guntawong Road & Clarke Street:

Option 2 is Government owned land at Lot D DP 407863, Lot F DP 407863 and Lot X DP 416187 owned by the Minister Administering the Environmental Planning and Assessment Act. It is located approximately 292m on the corner of Guntawong Road and Clarke Street, as shown in Figure 4.2. First Ponds Creek runs west of the site towards the boundary line. The proposed location is 29 ha in area and is subject to the Clarke Street southward extension to Schofield Road. This site presents the opportunity for the site to be split and a third location for the sport field on either side of Clarke Street, Figure 7 identifies the division of the land into two lots with the extension of Clarke Street. Both of the sites have good access via the extended Clarke Street and are out of the 800m radius of Cudgegong Road train station.

Figure 4.2: Exhibited and proposed land use zone (Source: NSW Planning & Environment and Six Maps)
4.2 Re-zoning of exhibited RE1 Public Recreation to R3 Medium Density Residential

This submission proposes that the exhibited location for RE1 Public Recreation should be re-zoned R3 Medium Density Residential. The location of the land exhibited for RE1 land use is approximately 8 hectares within an 800m radius of Cudgegong Road train station which is to be completed by 2019. It is a strategic location for medium density as it will reap the benefits of being within walking distance of public transport and Tallawong Road which will become a main bus route to the station. R3 land use zone allows a residential density of 25 dwellings per hectare, with a potential to develop 200 dwellings on the 4 properties that make up the site and will be compatible with the surrounding area which is zoned Medium Density Residential. This will assist in achieving housing variety and targets as set out in the Sydney Metropolitan Plan ‘A Plan for Growing Sydney’ and works in conjunction with Stage 1 being identified as a public transport corridor (NSW Planning & Environment).

Figure 4.3: Site to be re-zone R3 Medium Density Residential (source: NSW Planning & Environment and Google Maps)
4.3 Justification

This submission recognises the importance that the zoning of Riverstone East Precinct will have in supporting the growth of the area. As such, the current location exhibited for RE1 Public Recreation land use zoning is unsuitable for the following reasons:

(i) The proposed location for the sporting field is south east of the 800m radius of the future Cudgegong Road Station. Due to its walking distance to the station it is strategically suitable for R3 Medium Residential Density and supports transit oriented development.

(ii) Higher density residential areas should be strategically located close to public transport infrastructure, if zoned R3 the site would have a minimum residential potential of 200 dwellings which will assist in providing housing choice and sizes to the Precinct which will encourage a diverse community.

(iii) Tallawong Road is a collector road that will become the main access way to Cudgegong Road Station, it will be used regularly for commuters using the station. The location of RE1 will increase congestion on the road with users of the park relying also on Tallawong Road as a main access way.

(iv) Medium Density land use zoning at the subject site will assist in relieving traffic congestion as residents will be within walking distance to shops and the rail station.

(v) There are three alternative and appropriate locations for the land use zone RE1 Public Recreation for a sporting field within stage 1 of the Riverstone East draft Precinct plan which will assist in achieving the require 13 playing fields. The identified locations have the following advantages:

(a) Option 1 – Oak Street/New road to connect to Hambledon Road:

This site is approximately 290 meters west of the current proposed site, it takes advantage of the Clarke Street expansion proposed in the Riverstone East Draft Precinct Plan as the sporting field will be accessed via the extended Clarke Street and Gordon Road. Compared to the exhibited site the alternative location has gentle topography making it easier to develop and will reduce the construction cost to the Council.

(b) Option 2 - Corner Guntawong Road & Clarke Street:

The second site is 29ha of Government owned land. The significant size of the location presents the opportunity of a third additional location for RE1 land use zoning as the extension of Clarke Street south to Schofields Road divides the land. Additionally, as the site is Government owned land it will be cheaper to acquire than the proposed site which is owned by 4 private landowners.
5 CONCLUSION

This submission has evaluated the current land use zoning exhibited in the Riverstone East draft Precinct Plan, reviewed the site proposed to be zoned RE1 for the purposes of a sporting field, discussed alternative locations for the sporting field and provided an alternative land use zone for the subject site.

This submission welcomes the re-zoning of land in the Riverstone East Precinct and strongly urges that RE1 Public Recreation land use zoning for the purposes of sports field is appropriately located out of the 800m radius of the future Cudgegong Road train station.

It is requested that the suggested alternative locations for the RE1 Public Recreation land use zone be considered and accordingly proposed Medium Density Residential land use for the subject site as strategic land use planning which will take advantage of the close proximity of Cudgegong train station and allow for a more suitable location of RE1 Public Recreation land use zoning for a sporting field.

Yours faithfully
Calibre Consulting

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