

18 September 2015

Department of Planning and Environment  
GPO Box 39,  
Sydney NSW 2001



Attention: Housing Land Release

**RE: Submission to Riverstone East Draft Precinct Plan**

We write on behalf of Procurement Online Pty Ltd. in relation to the staging and rezoning of the future Village Centre proposed within the Riverstone East Draft Precinct Plan.

Elton Consulting has reviewed the exhibition documentation available on the Department of Planning and Environment's website and the planning controls relevant to the Village Centre. This includes:

- » Blacktown Local Environmental Plan (LEP) 2015
- » draft development controls for the Riverstone East Precinct – proposed amendment to State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 (known as Growth Centres SEPP)
- » Riverstone East Draft Precinct Plan supporting documentation including Land Use and Infrastructure Delivery Plan and Infrastructure Delivery Plan.

**Submission**

This submission provides justification to support our request that the future Village Centre at Guntawong Road be rezoned and progressed in Stage 1.

The future Village Centre within the Riverstone East Precinct is proposed to be located at Guntawong Road with capacity for up to 4,500m<sup>2</sup> of retail and commercial floor space. The site is 1.3ha, is proposed to be zoned B2 Local Centre and will affect a portion (1.3ha in in total) of the following parcels of land:

- » 156 Guntawong Road, Riverstone (Lot 51 DP 30186) (approximately 4000m<sup>2</sup>)
- » 162 Guntawong Road, Riverstone (Lot 50 DP 30186) (approximately 9000m<sup>2</sup>)

The draft Riverstone East precinct plan recommends the rezoning of land in stages to align with the delivery of infrastructure. The site is located within Stage 2 and borders the northern portion of Stage 1. Stage 1 will have infrastructure available from late 2015 and is proposed to be rezoned by the end of 2015. The rezoning of Stage 2 is reliant on upgrades to electricity and sewer servicing as well as market demand. The timing for rezoning of Stage 2 is therefore uncertain.

The aspects of the submission to support our clients' request are detailed below.



## Staging and rezoning

In Appendix D Specialist Studies and Draft Stage 1 and 2 Indicative Layout Plan outcomes to the Land Use and Infrastructure Delivery Plan it states that the rezoning sequence has been determined with the following in mind:

- » *the Village Centre would likely be required once the population in the Precinct reaches around 7,000 people (or 2,500 dwellings) to ensure its viability, and provision of retail services to the local community*

The development yield and population project for each stage is outlined in the table below:

Development parameters	Stage 1	Stage 2
Total Yield	1,815	1,392
Population	5,082	3,897

Source: Land Use and Infrastructure Delivery Plan, Department of Planning and Environment

Based on these projections it is considered that the proposed population in Stage 1 would be able to support the viability of the Village Centre as well as ensure the coordination of facilities in line with demand. The delivery of the Village Centre in Stage 1 will also:

- » ensure the local community have access to shopping and other facilities particularly given other centres such as Riverstone and Schofields are not within close proximity;
- » deliver sustainable outcomes and habits by encouraging transport walking and cycling; and
- » assist in creating a sense of community among new residents which is vital in for a new area.

Given the uncertainty of the rezoning of Stage 2 we consider that the Village Centre would be more appropriately zoned in stage 1, avoiding the potential lag in local services, and resulting in increased traffic as people will need to travel to other centres. As such we consider that the Village Centre should be included and progressed in Stage 1 to ensure coordination of facilities in line with demand.

Further we also consider that the B2 Zoning for the Village Centre be expanded to the boundary of Lot 50 DP 30186 (Refer to Figure 1 n Annexure) to accommodate the proposed the 4500m<sup>2</sup> of retail and commercial floor space and car parking and form a real community hub and place for the local community. Retaining the R3 zone on the residual area of Lot 50 DP 30186 would potentially make it difficult to provide medium density housing unless the residual lots are amalgamated.

## Infrastructure provision

As outlined above the site is on the border of the northern portion of Stage 1 (separated by Guntawong Road). As such we consider that infrastructure provision in Stage 1 could support rezoning of Village Centre in Stage 1. In particular:

- » there will be access to water services in both Stages 1 and 2 by 2015;
- » there will be access to sewer trunk mains and lead in mains in Stage 1 by 2015 and access to sewer trunk main in Stage 2, with lead in mains planned but not yet funded;
- » there is initial electricity capacity in Stage 1 for up to 700 lots with feeder lines to be delivered to support development of 700-1400 lots;
- » Stage 2 is dependent on the delivery of a new electrical substation in either Riverstone East or Box Hill which will supply the central and northern areas of the Precinct. Delivery of the substation will be influenced by market demand and a site for the new substation has not yet been acquired;



- » trunk gas main was recently installed and runs along Guntawong Road but requires secondary mains to connect to properties; and
- » Guntawong Road has been identified for upgrades and will support both Stage 1 and 2.

Further existing infrastructure within close proximity to the site includes:

- » ground telecommunications lines and water main located along Guntawong Road;
- » transgrid transmission line and easement at the northern portion of the site; and
- » endeavour energy easement to the north-east of the site.

Further, the site will also be serviced by public transport along Guntawong Road.

Lastly given that the amount of floor space and uses proposed in the Village are known we consider that it would be a simple proposition to include the site in modelling to ensure that it could be delivered in Stage 1.

### **Recommendation**

In summary we make the following recommendations.

That the Department of Planning and Infrastructure:

- » include and progress the Village Centre in Stage 1 to ensure coordination of shopping and other facilities in line with demand;
- » expand the B2 Zoning for the Village Centre (wider along Guntawong Road) to accommodate the proposed the 4500m<sup>2</sup> of retail/ commercial floor space and car parking to enable the creation of a real community hub and place for the local community; and
- » investigate whether infrastructure provision in Stage 1 can support and facilitate the delivery of the Village Centre (where required).

### **Conclusion**

We thank you for the opportunity to provide comment regarding the staging of rezoning and infrastructure provision proposed for the Village Centre within the Riverstone East Draft Precinct Plan.

We hope that you will consider the issues raised in this submission and include the future Village Centre in Stage 1.

Should you wish to discuss any matter outlined above please do not hesitate to contact me on (02) 9387 2600.

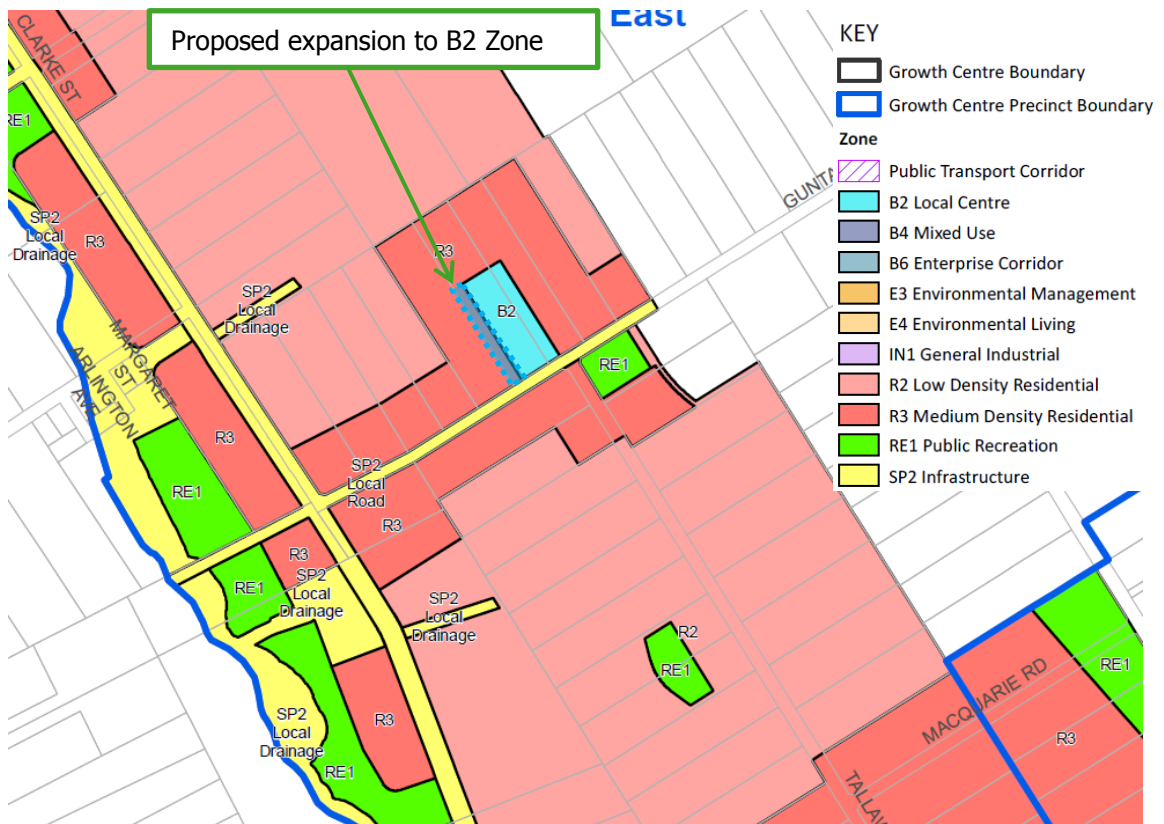
Yours sincerely

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## Annexure

**Figure 1 Draft land zoning map**



Department of Environment and Planning