



planning consultants

18 September 2015
Our Ref: 9343A.2EC

NSW Planning and Environment
Level 5
10 Valentine Street
Parramatta NSW 2150

Attn: Ms Evelyn Iverson

By Email: Via Department of Planning and Environments Exhibition Portal

Dear Evelyn,

RE: Submission to Riverstone East Draft Precinct Plan

DFP has been commissioned by Maggie Lake, the land owner of 163 Tallawong Road, Rouse Hill to undertake an independent town planning review of the Riverstone East Draft Precinct Plan and if warranted prepare a submission to the Department of Planning and Environment (DoPE) on the Riverstone East Draft Precinct Plan.

DFP and Maggie Lake broadly support the aims and objectives of the proposed redevelopment of the Riverstone East precinct and appreciate the Department of Planning being consultative during the development of the draft plan precinct plan.

163 Tallawong Road, Rouse Hill (the site) sits within Stage 1 of the Riverstone East precinct and is proposed to be zoned R2 Low Density Residential.

The site is proposed to have a 9m building height limit, a density of 15 dwellings per hectare, does not contain any vegetation that is required to be retained, is not in a flood hazard zone and does not contain a heritage item.

This submission seeks to demonstrate why it is the opinion of DFP that the eastern portion of the site be rezoned R3 Medium Density Residential. In conjunction with the rezoning, we request that the existing building height be increased to 12m and the dwelling density be increased to 25 dwelling per hectare. This will ensure R3 land uses are capable of being developed on the site consistent with the controls for the R3 zoned land on the site immediately to the north west.

The location of the site and that part of the site requested to be rezoned is shown in **Figure 1** below.



Figure 1 Proposed rezoning of the site

We believe that the eastern portion of the Site should be zoned R3 Medium Density Residential for the following reasons, which are outlined in further detail below:

- To provide a suitable transition between adjoining land uses;
- To continue the pattern of concentrating R3 zoned land along major roads and around centres;
- To align the rezoning with the proposed road layout for the precinct.

On 15 December 2014, Blacktown Council approved the *erection of a building for a primary school & a place of worship* on 151 Tallawong Road, Rouse Hill. 151 Tallawong Road and 161 Tallawong Road are located to the immediate south of the site and are both owned by Sikh Grammar School Australia, confirmed by the title search dated 18 September 2015. Given that the school owns both allotments, it can be reasonably assumed that their operation may expand, and 161 Tallawong Road will form part of the school and place of worship site. A development of this nature is of a greater density and scale than development intended for a R2 zone. The development of a school and a place of worship at 151 Tallawong Road will therefore visually isolate the allotment sited between the school and place of worship and the medium density residential development along Tallawong Road.

The rezoning of the front portion of 163 Tallawong Road to R3 will improve the transition between the proposed land uses and ensure that building line along Tallawong Road forms a continuous stepped increase in density when approaching Guntawong Road from the south. The proposed rezoning will result in a better urban design outcome for the precinct, reduce site isolation and effectively integrate the village centre with its surrounds. If the current zoning is retained a small pocket of land zoned R2 on the subject site will be sandwiched between the approved school and the R3 zoned land to the north.

The *development and infrastructure staging* map within the *Coordinating Housing and Infrastructure Delivery* document outlines an indicative road layout for the precinct. This map identifies a road bisecting the site, which separate the eastern portion of the site from the remainder of the allotment. The road layout illustrates that rezoning only a portion of the Site will not result in a complex split zoning for the Site, but rather aligns the site with the intended road layout for the precinct (see **Figure 1**). Moreover, within the precinct, R3 zoned land is concentrated around key roads including Guntawong and Tallawong Road. The portion of the site proposed to be rezoned directly faces Tallawong Road and can therefore be considered suitable for development uplift.

Another key pattern of the distribution of R3 zoned land is its proximate distance to centres, including the village centre located to the north of the site. The site is located less than 250m from the village centre and therefore can be considered close enough for the proposed rezoning to align with the existing pattern and distribution of R3 zoned land. The 250m distance is a convenient walking distance to the neighbourhood centre.

We understand that the quantity and distribution of medium density housing within the precinct was based on the *Housing Study for Riverstone East Precinct* prepared by SGS Economics and Planning. In our opinion the proposed rezoning will have a negligible impact on the quantum of medium density housing given the size of the allotment. The Residential Density Map indicates that R2 sites will have a dwelling density of 15 dwellings per hectare while R3 zoned land will have a dwelling density of 25 dwelling per hectare. The portion of the site proposed to be rezoned has an area of 3,696m², and the rezoning will increase the anticipated dwelling density for this portion of the site by 3.3 dwellings. Considering that the precinct is estimated to cater for over 5,300 new dwellings, the proposed rezoning will be inconsequential and will not result in the oversupply of housing.

Given the minimal increase in dwelling density coupled with the positive impact the rezoning will have to the transition between land uses along Tallawong, we are of the opinion that the proposed rezoning will result in a better urban design outcome for the Riverstone East precinct.

Should you require any clarification of any matter raised in this submission, please do not hesitate to contact the undersigned.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'W. Gosling'.

WARWICK GOSLING
DIRECTOR

A handwritten signature in black ink, appearing to read 'E. Clinton'.

EMMA CLINTON
PROJECT PLANNER