



planning consultants

18 September 2015
Our Ref: 9370A.WG

The Department of Planning and Environment
Level 5, 10 Valentine Avenue
PARRAMATTA NSW 2150

Attn: Ms Evelyn Iverson

By Email: Via Department of Planning and Environments Exhibition Portal

Dear Evelyn

Riverstone East Draft Precinct Plan Exhibition

DFP has been engaged by Mr Ben Seale who is the owner of 114 Tallawong Road, Rouse Hill to undertake an independent assessment of the Riverstone East Draft Precinct Plan exhibition material and, if warranted, prepare a submission.

114 Tallawong Road (subject site) is located on the north eastern side of Tallawong Road and is two properties to the north west of the intersection of Macquarie Road and Tallawong Road. The subject site is identified in **Figure 1** below. The Draft Precinct Plan proposes to rezone the site from the existing RU4 Primary Production Small Lots to R2 Low Density Residential where the following development standards apply:

- Density of 15 dwellings per hectare;
- Maximum height limit of 9 metres;
- The site is not listed as a heritage item or is it within the vicinity of a heritage item;
- The site is not located within the historical landscape view corridors from Rouse Hill House;
- The site is not located in a flood hazard area;
- The site is located within Stage 1 of the Development and Infrastructure Staging Plan;
- The site is not listed as containing any protected vegetation;
- There is no floor space ratio control that applies to the site; and
- The northern corner of the subject site is affected by the proposed ridge line road which creates a small residual parcel of land at the northern corner that would need to be incorporated into Stage 3 of the Development and Infrastructure Staging Plan.

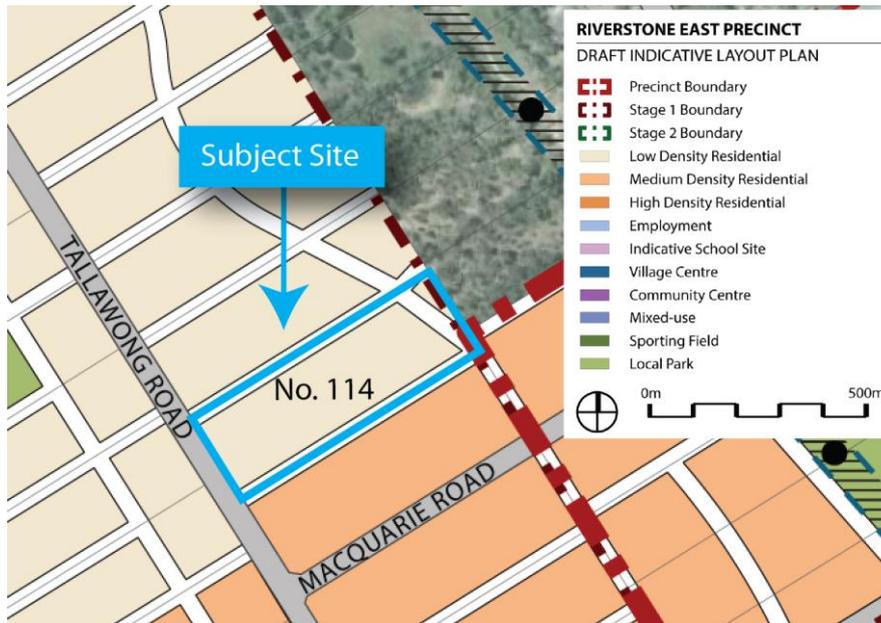


Figure 1: Site Plan

Submission

Both the owner and DFP Planning understand the philosophy of the Draft Precinct Plan is to provide increased densities in convenient walking distance of either the future Cudgegong Railway Station or village centres. In this regard we accept the rationale that the site is zoned R2 Low Density Residential as demonstrated in the SGS Economics and Planning *Housing Study for Riverstone East Precinct*, which investigated the demand for medium and low density development in the area.

DFP anticipates that other land holders in the vicinity of the subject site may seek to increase the height limits that affect their properties. Whilst this submission does not request an amendment to either the zoning, height or density controls that apply to the subject site, should the Department of Planning and Environment amend the height or density of adjoining sites, DFP requests that the Department of Planning and Environment consider amending the height limit and density controls on the subject site in order to provide a transition in built form. The current height transition from the property directly to the south of the site is currently acceptable given that there is a one storey height difference. However, should the height limit of the properties to the south be increased by an additional storey or more, it is the opinion of DFP that a two storey or more change in building height would not provide the best built form outcome in terms of the height difference between the properties.

Draft Indicative Layout Plan

The Draft Indicative Layout Plan indicates that the proposed Ridge Line Road will be located across the north eastern boundary of the site and will create a residual parcel of land of approximately 670m². The residual parcel of land created is a small triangular parcel that would be rendered undevelopable and would rely upon amalgamation with a property located in the Stage 3 Development and Infrastructure Staging Plan. Accordingly, this triangular parcel of land albeit zoned for low density residential purposes, would not be able to be developed until Stage 3 land is serviced which, at this point in time, is unknown. This triangle is therefore rendered undevelopable in the medium term which is not consistent with the Objects of the *Environmental Planning and Assessment Act 1979* to facilitate orderly and economic development.

DFP understands that the proposed Ridge Line Road will be landscaped with mature street trees to assist in providing a continuous tree canopy, which can be viewed from Rouse Hill House, however the angle at which Ridge Line Road intersects with the north east orientated roads is not optimal in terms of road safety. Optimal road safety occurs when intersections are as close to 90 degree angles as possible. The Indicative Layout Plan shows a four way intersection with each intersection being offset from the other. **Figure 1** above shows the intersection and the part of the proposed road that affects the subject site.

We request that the Department of Planning and Environment consider amendments to the Draft Indicative Layout Plan by offsetting the proposed ridge line road approximately 30 metres to the west to provide a parallel intersection with the north east facing road that is proposed to be located along the south eastern side of the subject site. A 30m offset would only result in the road being located approximately 2m below the ridge for a length of approximately 80 metres. This alteration would achieve two outcomes:

1. Provide a safer intersection; and
2. Provide the opportunity for residential allotments to front this road along the north eastern boundary of the site without alienating parcels of land.

Figure 2 below shows conceptually how this road could be amended to achieve the above aims.

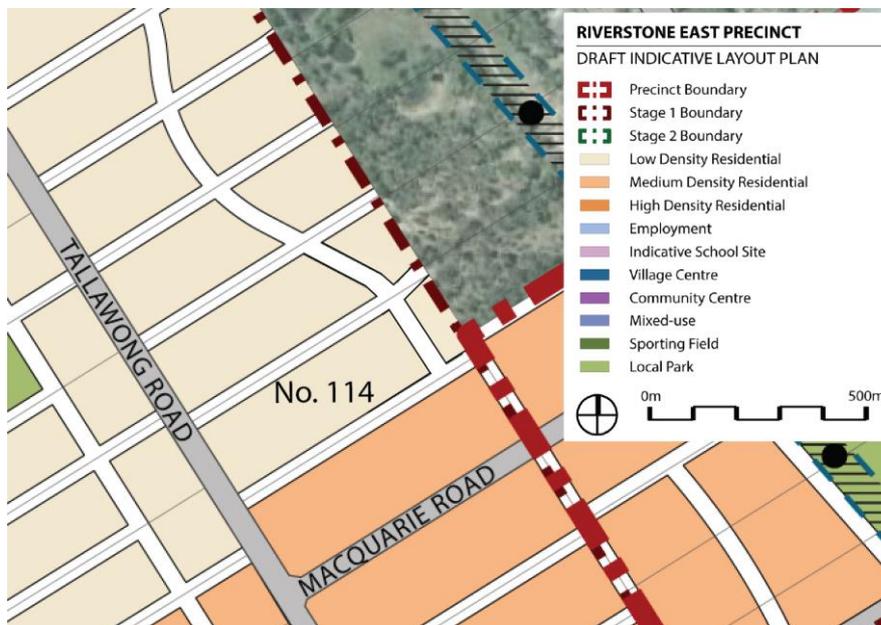


Figure 2: Realigned Road Pattern

We understand that the Department of Planning and Environment's position is that the roads shown on the Draft Indicative Layout Plan are not final and may be relocated during the development application process, however, it is the experience of DFP that Blacktown Council generally enforce the location of the indicative road pattern as finally adopted. It is therefore important that the Indicative Road Layout Plan be altered prior to gazettal.

We are advised by our client that he supports the location of the trunk sewer feeder main for this precinct.



DFP trusts that the information contained in this submission is clear and it will be taken into consideration by the Department of Planning and Environment at the conclusion of the exhibition period. Should the Department of Planning and Environment have any questions, please do not hesitate to contact Warwick Gosling on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'W. Gosling', written in a cursive style.

**WARWICK GOSLING
DIRECTOR**

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Reviewed: _____

A handwritten signature in black ink, appearing to be a first name followed by a surname, written in a cursive style.