

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

18 September 2015

Dear Sir/Madam,

Submission on Riverstone East Draft Precinct Plan

I have lived in this area for most of my life and write to express my concerns with the draft precinct plan for Riverstone East. They are:

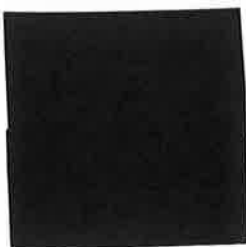
1. The proposed playing fields on Tallawong Road (87-67 Tallawong Road) will result in poor integration with the surrounding residential area as the adjoining stabling yards will significantly limit access from the south and provide little passive surveillance of the playing fields. The stabling yards are substantially elevated above the proposed playing fields and the only building between it and the playing fields will be a substation. Both of these characteristics will mean that there will be little passive surveillance of the playing fields. This will result in the playing fields not realising their full potential and attracting undesirable behaviour. Better land use and open space planning outcomes would be achieved if the playing fields were surrounded by a predominantly residential area and not adjoining the stabling yards.

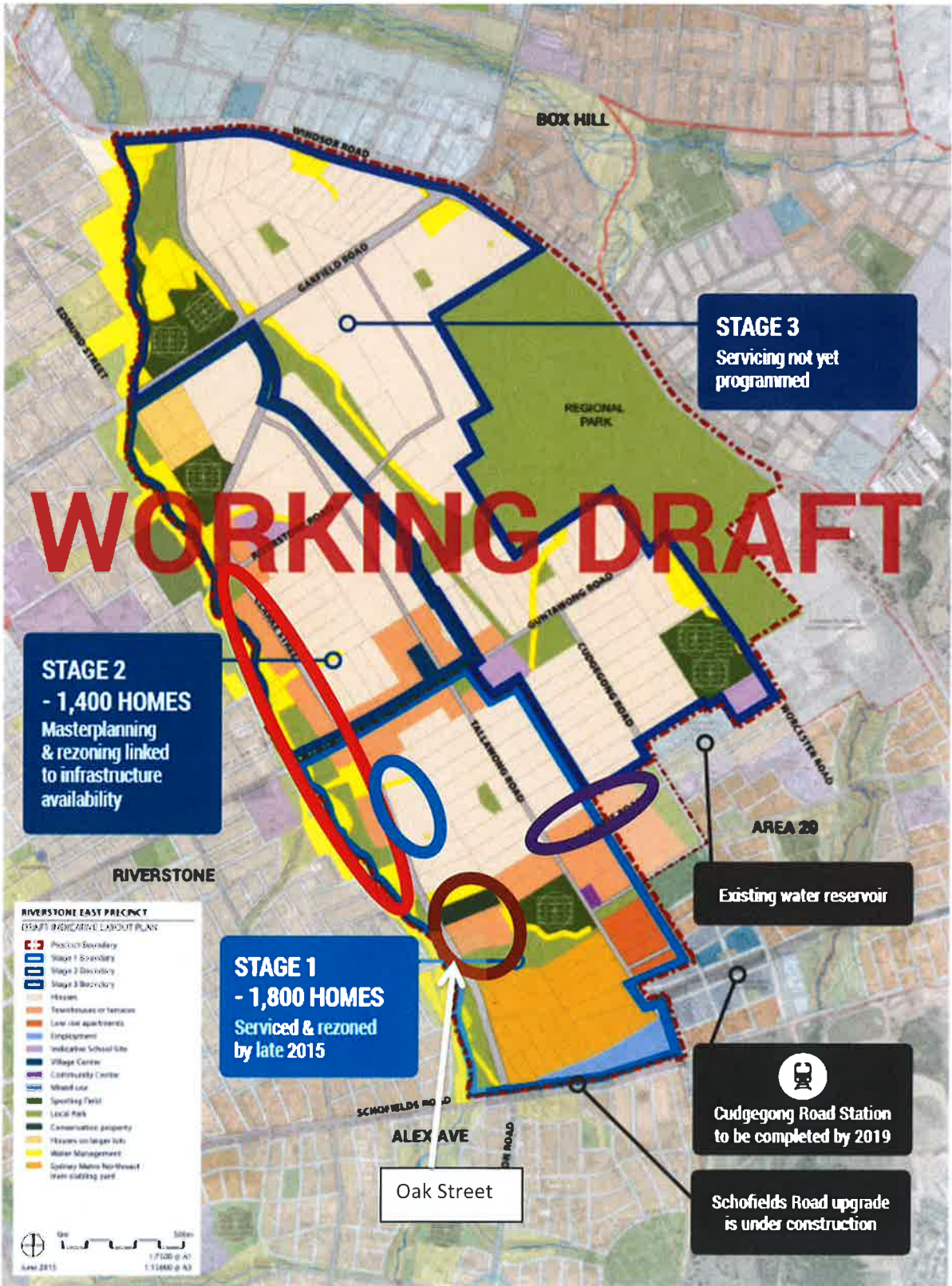
Further, this land (87-67 Tallawong Road) is within 800m of the new Cudgegong Road Railway Station and should be zoned for medium density residential use with a road between it and the stabling yards.

2. There are 13 playing fields proposed in Riverstone East. I am concerned about the significant public money Council will have to spend to acquire all this land. Both the Government and Council have told me that there is limited public money to pay for all this open space. **The Government owns 79 acres of flat land on Clarke Road** (refer to blue circle on attached map). This would be a much better location for playing fields rather than Tallawong Road. The Government land is in the middle of the future residential area and will not have the shortfalls of the proposed playing fields on Tallawong Road. It will also cost the 'public purse' significantly less to acquire land allowing the Council to spend the limited public money on embellishing the open space to a high standard.
3. The proposed R3 Medium Density Residential zone along Clarke Street (refer to red and brown circles on attached map) and north of Macquarie Street does not make sense (refer to purple circle on attached map). Neither of these areas are within walking distance (800m) of the new Cudgegong Road Railway Station and some are quite isolated and inconsistent with proposed surrounding land uses (e.g. the land on Oak Street) (refer to the brown circle on attached map).

I ask the Department of Planning to address my concerns in the next version and/or final plan.

Regards,





WORKING DRAFT

STAGE 2
 - 1,400 HOMES
 Masterplanning & rezoning linked to infrastructure availability

STAGE 3
 Servicing not yet programmed

STAGE 1
 - 1,800 HOMES
 Serviced & rezoned by late 2015

RIVERSTONE EAST PRECINCT
 ES&P INDICATIVE LAYOUT PLAN

- Precinct Boundary
- Stage 1 Boundary
- Stage 2 Boundary
- Stage 3 Boundary
- Houses
- Townhouses or terraces
- Low rise apartments
- Employment
- Indicative School Site
- Village Centre
- Community Centre
- Mixed Use
- Sporting Field
- Local Park
- Conservation property
- Houses on larger lots
- Water Management
- Sydney Metro North-West train station yard

0m 100m 200m
 1:7,000 @ A3
 1:11,000 @ A3
 APR 2015

Existing water reservoir

Cudgong Road Station to be completed by 2019

Schofields Road upgrade is under construction

Oak Street

AREA 20

RIVERSTONE

BOX HILL

ALEX AVE

SCHOFIELDS ROAD

2ND ROAD

TALLENGONG ROAD

ONTARIO ROAD

REGIONAL PARK

GARFIELD ROAD

WINDSOR ROAD

EDMUND STREET

WOLLEGER ROAD

AREA 20