

18 September 2015

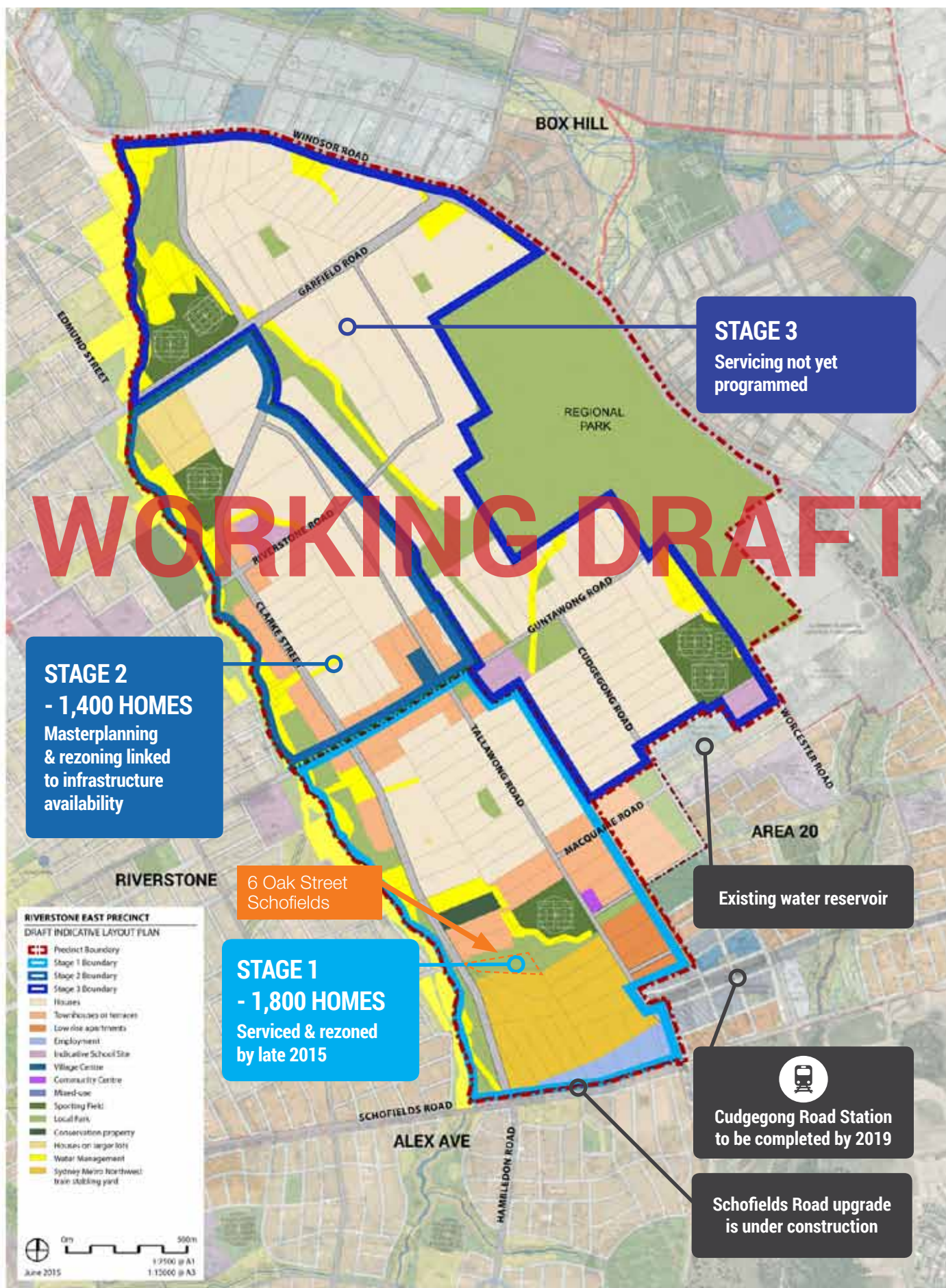
# Opposition to the re-zoning of 6 Oak Street, Schofields NSW 2762 as RE1 Land

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## **Re: Submission to Riverstone East Draft Precinct Plan Exhibition**

This submission is written by John Hong, on behalf of Jong and Min Hong, owners of 6 Oak Street, Schofields NSW 2762  
Lot 30 DP39341, Land size: 2 Hectares/5 Acres

## Development and infrastructure staging



18 September 2015

**Re: Submission to Riverstone East Draft Precinct Plan Exhibition**

This submission relates to the property:

**6 Oak Street, Schofields NSW 2762**

Lot 30 DP39341, Land size: 2 Hectares/5 Acres

My name is John Hong and I am representing my parents Jong and Min Hong, owners of 6 Oak Street, Schofields. They have lived at this property for over 25 years.

The property 6 Oak St Schofields would be more appropriately zoned High Density (as R3 and or B4) rather than RE1 recreational open space in the draft State Environmental Planning Policies (SEPPs) plan. This is due to the land being free of constraints (no Riparian, Flood, Aboriginal, Salinity and Infrastructure constraints). Its location would be ideal for residential use, as the property is only 800-900m away for the Cudgegong train station. The property will also act a thoroughfare for the residents along Gordon Road and Boundary Road and their safety needs to be strongly considered.

Whilst I acknowledge the requirement for open space, inconsistent planning principles and incorrect application for choosing 6 Oak Street Schofields as RE1 has been identified.

My submission will comprise of 3 Parts.

In **Part A**, 10 issues have been identified. Issues include inconsistent allocation of RE1 land, concerns with the native vegetation protection map, concerns with neighbourhood safety, the need for high density properties close to infrastructure and examination of the Stabling Yard.

**Part B** will be examination and recommendation made by *JBA Urban Planning Consultants Pty Ltd*. The examination will consist of a review of the site and its context, in particular considering opportunities and constraints and a review the strategic planning context of the site. Recommendation will be made with consideration as to why the site should be able accommodate some form of development other than its current green space designation; and an indicative potential urban design outcome for the site.

**Part C** will be analysis made by expert Ecologist Doctor Anne Marie Clements from *Anne Clements & Associates Pty Limited* and expert Environmental Scientist Nicholas Skelton from *GIS Environmental Consultants*.

**John Hong**

**MBA, LLB, B. Eng.**

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## Part A – ISSUES

10 issues have been identified by examining the draft plans and technical reports:

### ISSUE 1: Inconsistent allocation of RE1 land

6 Oak Street Schofields is not affected by riparian corridor, flood zone or salinity area. There is no gas/infrastructure, no drainage and no high voltage electricity infrastructure running across the land. There are no heritage concerns and no creek running next to or across the land.

More ideal RE1 lands that are flood zones, have riparian/drainage and have good connection to the Regional Park have been recommended.

..... [Read more on page 6](#)

### ISSUE 2: Native vegetation protection map

2 Oak Street Schofields (direct neighbour) had significant amount (approx. 30,000m<sup>2</sup>) of native trees removed. Question on identified area. Inconsistent considerations made.

Part C – Analysis by expert ecologists will evaluate the land and show 6 Oak Street Schofields does not have the characteristics to be zoned a recreational land.

..... [Read more on page 18](#)

### ISSUE 3: Safety

Parks require many residences nearby to create passive surveillance and allow people to feel safe, particularly in the evening. High Density residential should be incorporated on 6 Oak Street Schofields for this purpose.

..... [Read more on page 19](#)

### ISSUE 4: The need for high density property close to infrastructure

A Plan for Growing Sydney states the importance of accessibility to train stations and increased density near train stations. 6 Oak Street Schofields is only 800-900m away from the Cudgegong Road train station.

..... [Read more on page 22](#)

### ISSUE 5: Studies of the Stabling Yard and natural transition to residential areas

Most of the noise from the Stabling Yard is created near Schofields Road. Internal Sound barriers will minimise this noise. The train workshop building will act as another buffer.

Macdonaldtown Stabling Yard is situated opposite residential properties.

..... [Read more on page 23](#)

### ISSUE 6: High thoroughfare and community catchment

The ant trail of commuters from Boundary Road and Gordon Road will walk through 6 Oak Street to get to Cudgegong Road train station. Better use of this land should be considered to make it safe and convenient.

Part B – SOLUTIONS will investigate an alternative use for 6 Oak Street Schofields, justified by expert evaluation.

..... [Read more on page 24](#)

**ISSUE 7: Incorrect assumptions made – SGS Economic and Employment Study**

In the report Riverstone East Precinct residents' income is said be below NSW average. The report is wrong. Riverstone East will closely resemble the income of The Ponds, Rouse Hill, Alex Ave and Kellyville residents.

..... [Read more on page 25](#)

**ISSUE 8: Lack of consultation**

The current plans are very different to high level plans published by Transport for NSW.

..... [Read more on page 26](#)

**ISSUE 9: Slow acquisition of RE1 land by Blacktown Council**

Passive RE1 open reserve is low priority acquisition land.

..... [Read more on page 27](#)

**ISSUE 10: S 94 Contribution Concerns**

Significant shortfall in s 94 contribution due to \$30,000 cap.

..... [Read more on page 28](#)

## Part B – Solutions provided by JBA Urban Development Services

- JBA Urban Development Services will provide their expert consideration to better options.
- Review of the site and context, in particular considering opportunities and constraints
- Review strategic planning context, including any relevant SEPP, LEP, DCP
- Reasoning why the site should be able accommodate some form of development, as opposed to its current green space designation

..... [See attached document](#)

## Part C – Analysis by Expert Ecologist

1. Dr Anne Marie Clements Ecologist at Anne Clements & Associates Pty Limited
2. Nicholas Skelton Environmental Scientist at GIS Environmental Consultants

..... [See attached document](#)



# Part A – ISSUES

## Issue 1: Inconsistent characteristics of RE1 land

### Land Characteristics

The *Land Use and Infrastructure Delivery Plan* states: “use of flood prone land for open space, maintain large lots under electricity easements as well as along creek. Flood prone land and riparian corridors will be zoned RE1 Public Recreation and SP2 Drainage.”

6 Oak Street Schofields is **not** affected by the flood zone, riparian corridor or potential salinity. (See figure 1-3). Areas that better fit this description are highlighted in yellow on the following page.

### Recommendation by *Elton Consulting* – Social Infrastructure Assessment Riverstone East Precinct

6 Oak Street Schofields is **not** affected by riparian corridor and it is not flood zoned. There are **no** gas/infrastructure, **no** drainage and **no** high voltage electricity infrastructure running across the land. There are **no** heritage concerns, **no** creek and very minor native vegetation on the border of the property (Figure 4). In many released precincts, these traits are commonly found on many RE1 lands. 6 Oak Street is **not** affected by these traits.

The recommendation is to have 1.9ha of open space per 1000 people. Therefore approximately 70 acres of open space is required for this area. When considering the Regional Park in Stage 3, there is more than the recommended required amount of open space.

**6 Oak Street Schofields is not affected by the flood zone, riparian corridor or potential salinity**

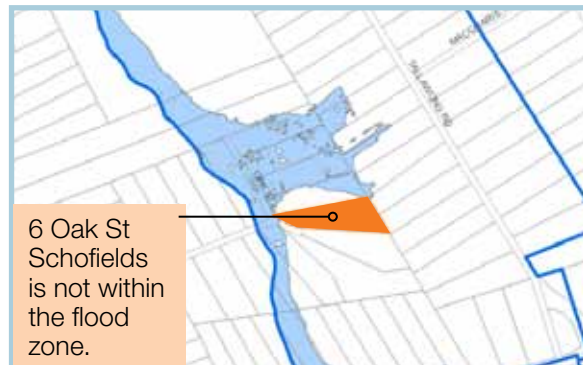


Figure 1: Flood Map



Figure 2: Riparian Corridor



Figure 3: Areas of potential salinity

This map shows an overview of the neighbouring suburbs to get a “big picture” overview. The light blue areas are existing flood zone, the hatched area is the riparian/drainage corridor and the grey lines are high voltage power lines. These are the areas where open RE1 should be targeted. The yellow circles are areas that can serve as open area connecting to riparian corridor and flood zone. This allows for better distribution and equitable access.



Figure 4: Map of surrounding area shows that 6 Oak Street is not affected by a flood zone, riparian corridor or high voltage power lines.

*These are the areas where open RE1 should be targeted.*



## Our arguments against the Department of Planning Enquiry

Reasoning given by Department of Planning for allocation of 6 Oak Street Schofields as RE1:

*"The open space zoning is proposed on 6 Oak Street because **it will form part of a larger area/connection between open space areas**. There is an existing area of native vegetation to be retained in the Area 20 Precinct, to the east (on the border with Riverstone East Precinct). This area will join with some open space in Riverstone East which will join with the playing fields which will join with 6 Oak St and then connect to the creek. It is all about making open space connections in the area and **providing open space in locations to serve residential catchments**. This greater area of open space, including the playing fields will serve the Area 20 Precinct as well as the Riverstone East Precinct."*

*Better use of this land should be considered noting it is not affected by flood, riparian corridor or electrical easement.*

### ARGUMENT 1: Allocating 6 Oak Street Schofields does not add any benefit to the network

The teal lines in figure 5 below detail identified RE1 lands that join active RE1 parks and join to the Regional Park making it accessible to the whole neighbourhood.

Better use of this land should be considered noting it is not affected by flood, riparian corridor or electrical easement.

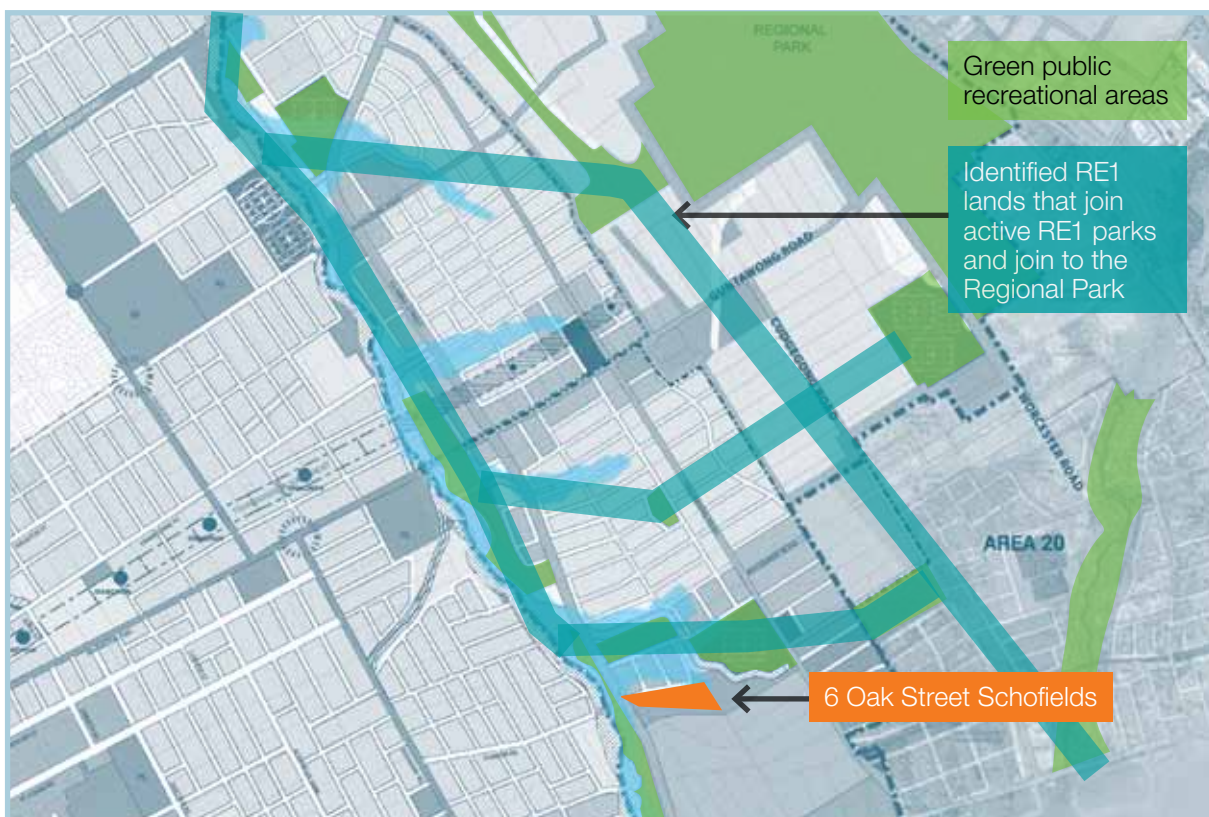


Figure 5: Allocating 6 Oak Street Schofields as RE1 does not add any benefit to the network





Figure 6: There is already a break in the link from the Area 20 creek to the Riverstone East creek

### ARGUMENT 2: An existing break in the link

Figure 6 shows there is already a break in the link from the Area 20 creek to the Riverstone East creek. Cudgegong Reserve leads to the riparian corridor to the left hand side creek. The riparian corridor will be 8 metres wide as per minimum required easement.

### ARGUMENT 3: Unnecessary second corridor

There is already a continuation of passive recreational land following the riparian corridor which has a minimum 8 metre width (easement requirement) that leads to the creek (Figure 6). It seems excessive to have 2 paths leading to the creek on the other side of Clark Street (on Gordon Road). There will be addition to the road reserve with a generous footpath following a nature strip to work in conjunction with high density residence (Figure 7).

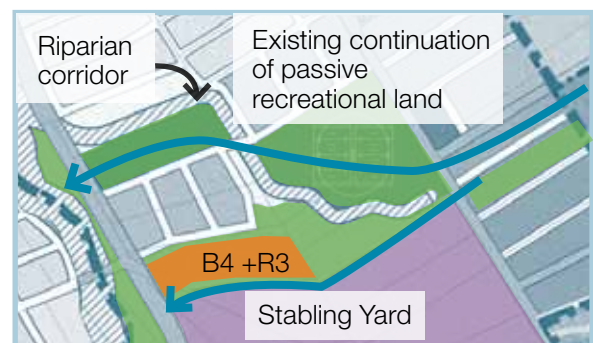


Figure 7: An unnecessary second corridor

### ARGUMENT 4: A dead end

There is a second corridor through 6 Oak Street that ends up being a dead end park ending at the Sub Arterial (4 lane) Clark Street (Figure 8). Allocating 6 Oak Street as an open reserve does not add extra benefit as it does not serve extra residents. There is already plenty of open space and those open areas will not be at capacity.

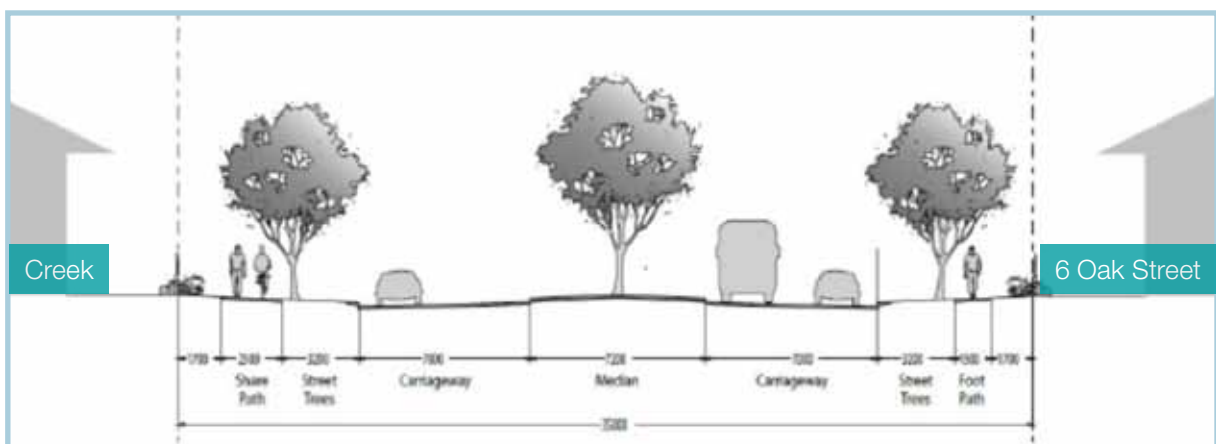


Figure 8: Clark Street will be a 4 lane Sub Arterial, limiting access to Creek from 6 Oak Street

### ARGUMENT 5: Ineffective Access to Locals

To make the most of a public recreation area, it should ideally be within walking distance to a large number of local residents.

According to SGS Leppington Precinct Study, 400 metres is the ideal walking distance. Figure 9 shows that 6 Oak Street, Schofields has limited access from the surrounding areas and is therefore a poor choice for an RE1 passive reserve.

Our analysis of assigning 6 Oak Street Schofields as RE1 passive reserve shows it is a poor choice as:

- the land is on the outskirt (fringe) of Riverstone East precinct.
- access is limited due to the stabling yard and rail line blocking access.
- West of the property will be Clark Street which will be a busy Sub Arterial (4 lane) road joining the M7 motorway. (see figure 8, previous page).
- Across from Clark Street, is a creek and then an open reserve to serve as drainage on Gordon Road.
- South of the property is the Stabling Yard with no residents and no access. It is a secured area.
- The right side of 6 Oak Street is passive recreation RE1 land and active recreation sporting field.
- North of 6 Oak Street will be 4 hectares for medium density housing. Medium (Zone R3) has 25 dwellings/ha (Appendix A Strategic and Statutory Frameworks). This will only accommodate approximately 100 homes equating to 250 residents (using an average of 2.5 people per household).



Figure 9: 400m radius around 6 Oak Street

Figure 9 shows that a 400m walking radius does not have good reach and the spread of open reserve over the whole precinct is very poor with a high concentration of parks near 6 Oak Street (Figure 9). **If 6 Oak Street Schofields is zoned RE1, only a limited number of residents will be able to actively access it.**

*To make the most of a public recreation area, it should ideally be within walking distance to a large number of local residents.*

## Bike riding in recreational areas

### Public Consultation - Vineyard Church

At the public consultation at Vineyard Church, information was provided about wanting to use 6 Oak Street Schofields as a continuation of a bike course from Area 20 through to the creek. The continuation has already been broken in Area 20 and there is already a nature continuation following the riparian corridor. (As previously shown in figures 6 & 7)

*How to Prepare a Bike Plan* published by RMS discusses 13 steps in preparing the bike plan. Step 7 states that "One of the most effective ways to assess... the different elements of your bike plan is to undertake an economic evaluation." This is done by identifying the cost/benefit of the bicycle program.

The lack of s 94 contribution funds, the lack of bike use in Western Sydney and the cost of acquiring land highlights that the cost of the bike program would outweigh the benefit.

Figure 10 shows that bike access can be achieved without using 6 Oak Street Schofields.

### Bike Use in Western Sydney

The use of bikes is very low on park land in Western Sydney

#### Western Sydney Statistics:

- Crestwood Reserve averages **60** counts per month.
- West Sydney Parklands averages **20** weekday counts per month 2014-2015. (Data from RMS)

Inner Sydney on the other hand has high use of bikes.

#### Inner Sydney Statistics:

- Lane Cove River Park averages **220** weekday counts per month 2014-2015.
- Hawthorne Canal near Richard Murden Reserve averages **200** weekday counts per month 2014-2015. (Data from RMS)

The data shows that the bike use in Western Sydney is considerably less than inner Sydney.

For there to be a strategic active transport corridor as defined within the document Sydney Walking Future and Sydney Cycling Future, the passive recreation needs to connect to the town centre. This principle has not been applied to the Riverstone East Precinct.

### Continuation of recreational areas

Please see the following page for a map of the suburbs surrounding Schofields. The purple line on Figure 10 indicates that by connecting the green recreational areas, a continuation of bike riding/walking/running can be enjoyed. The high voltage power lines provide natural access due to easement requirements.

By examining the joining suburbs of Riverstone, Alex Avenue, Area 20 and Riverstone East, the purple line shows the ideal continuation flow, following flood line, riparian corridor, creek and electrical easement.

This will allow for all areas to connect to the Regional Park and allow residents to walk/run or ride a bike.

Owners of these identified lands knew of these traits when they purchased their properties and they were purchased at discounted prices.

A RE1 zone for 6 Oak Street Schofields will not benefit this pathway.

*The data shows that the bike use in Western Sydney is considerably less than inner Sydney.*





Figure 10: The purple line shows the ideal continuation flow, following flood line, riparian corridor, creek and electrical easement throughout surrounding suburbs. 6 Oak Street does not benefit this.

## The Riverstone East Land Use and Infrastructure Delivery Plan

The *Riverstone East Land Use and Infrastructure Delivery Plan* provides in *Vision 3.1*. This vision emphasises the aim to provide:

- diverse housing mix
- connection to services, facilities and amenities
- open space including Rouse Hill Regional Park
- connection to Cudgegong Station.

The current draft plan has not utilised the high voltage electricity lines which have a natural easement that goes through Cudgegong Road train station, Regional Park and the proposed shopping centre to First Ponds Creek.

The vision also states that First Ponds Creek will be integrated with drainage and open space networks. This has been poorly designed with areas of biodiversity values and flood prone land no being used for Public Recreation or Special Use.

*Vision 3.1.2* highlights the hierarchy of roads to ensure efficient movement of vehicles and pedestrians around the precinct. Placing RE1 on 6 Oak Street blocks efficient access to Cudgegong Train Station from Gordon Road.

Placing a high density residence with road access wide pedestrian access will allow diverse housing mix as well as ensure efficient movement of vehicles and pedestrians. The layout has not effectively created walking and cycling connections to the regional park.

*This has been poorly designed with areas of biodiversity values and flood prone land no being used for Public Recreation or Special Use.*



Figure 11: Similar Qualities to High Density at Tallawong Road

*Vision 3.1.3 Land Use* states housing density and form responds to environmental constraints, including topography, riparian corridors, infrastructure easements, flood prone land and vistas to heritage elements. 6 Oak Street satisfies all the elements for high density housing and connects to the major north-south sub-arterial road connecting to Oak Street and Clarke Street. 6 Oak Street is also a walking catchment of Cudgegong Road train station and high density housing should be extended from Tallawong Road to surround the stabling yard.

Under the *Blacktown City Council Growth Centre Precinct Development Control, Page 14 2.3.1 – Controls*. General points 1 and 2 state: “pedestrian and cycle pathways and open space may extend within the 1% Annual Exceedance Probability (AEP) flood level.”

Utilising the riparian corridor is the perfect fit. It allows the access corridor that the *Department of Planning* want to achieve without *Blacktown City Council* unnecessarily acquiring 6 Oak Street which is on high level with no defect.



*Page 19 – 2.3.4 Native vegetation and ecology.* Point 3 says: “Land in Riparian Protection Area – native vegetation to be retained and rehabilitated.”

6 Oak Street does not have riparian corridor running through land. There are four riparian corridor trunks running through the Riverstone East precinct. Only three trunks have been captured in the Native Vegetation Protection Map with excessive area captured on the fourth severely degraded riparian corridor. Aerial views on Figure 12 & 13 show a disconnection of native vegetation.

*Appendix B – Riparian Protection Area Controls 3.0 Point (3)* states residential areas immediately about a riparian protection area, satisfactory interface is required to be designed with surveillance and activation of interfaces. Better activation and surveillance can be achieved by incorporating passive recreation on those affected lands.

*Point (7)* states where full width of the riparian corridor is contained, a perimeter road including pedestrian and cycle paths shall be provided on the opposite side of the riparian protection area to the development area of the lot.



Figure 12: Overlay of Vegetation Protection Map on area

*6 Oak Street does not have  
riparian corridor running  
through land.*

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Figure 13: Aerial view with current positioning of trees

Schedule 7 – **Riverstone East Precinct – Draft Development Control Plan (DCP)** shows on page 14-16 that 6 Oak Street is **not** affected by Riparian, Flood or Salinity concerns.

On page 17 of draft DCP – **Aboriginal Heritage** – Department of Transport has excavated 2 Oak Street which had high potential Aboriginal Archaeological Potential. (See more on page 16).

6 Oak Street was a farming land with ten 50m x 10m commercial green houses and open vegetable farm operating. The land has been extensively disturbed and no traits were found when Ecological Australia ecologist came to inspect the land. (See more on page 17)

Page of draft DCP – shows 6 Oak Street being included as part of the Native Vegetation Protection Plan. We strongly argue against this proposal. Please refer to Section C of this submission.

**6 Oak Street is not affected by Riparian, Flood or Salinity concerns.**

## Aboriginal Heritage

2 Oak Street Schofields was a high potential Aboriginal Archaeological area. This land has been cleared for the *Transport for NSW* Stabling Yard. A study would have been conducted and no Aboriginal Archaeological findings were made, therefore allowing for the construction of the stabling yard.

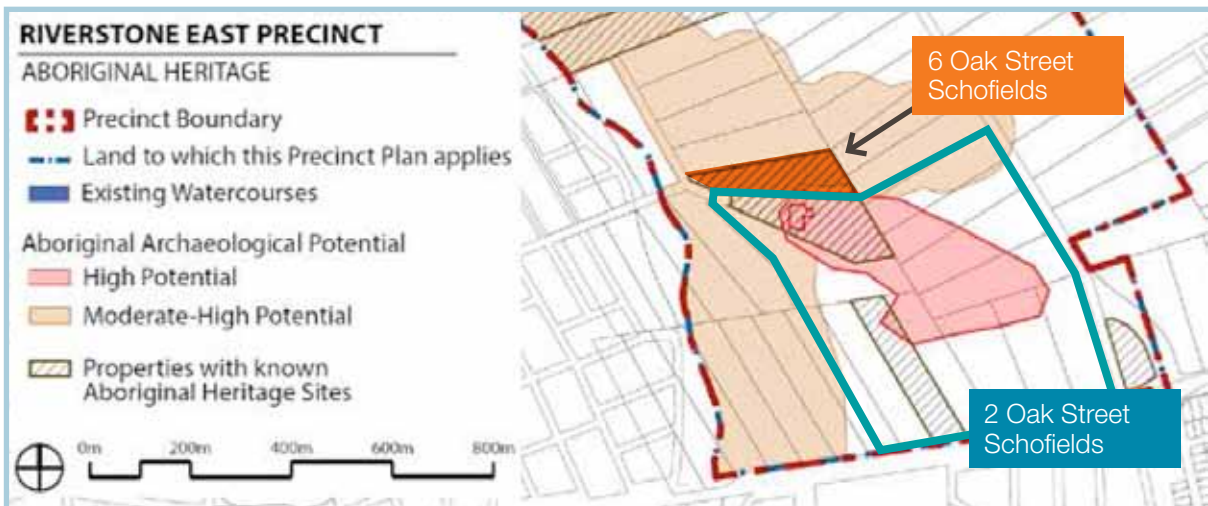


Figure 14: Aboriginal Heritage Map showing both 2 & 6 Oak Street Schofields



Figure 15: Aerial map of cleared area for stabling yard at 2 Oak Street Schofields.



## Farm land

6 Oak Street Schofields was used as a commercial vegetable farm and the land was significantly disturbed. There were ten greenhouses set up and a large paddock was used for open farming. Below is 2004 Google Earth photo showing signs of where the green houses were and where the open paddock was located.

The trees on the land do not have aboriginal deformation or aboriginal markings. *Ecological Australia* conducted a brief inspection and stated the land did not have any significant biodiversity characteristics and did not find any heritage characteristics.



Figure 16: Previous use of land at 6 Oak Street Schofields





## Issue 2. Native vegetation protection

We don't understand the importance of 6 Oak Street Schofields having trees zoned under the native vegetation protection map (Figure 17). A larger number of similar trees were removed for constructing the stabling yard on 2 Oak Street (Figure 18 & 19). If these trees were a concern, Transport NSW would not have destroyed them.

We do not agree that the trees on 6 Oak Street are labelled as part of the native tree protection plan. There are no animals such as koalas living on these trees.

If it is included in a native tree protection plan, justification is requested to why Transport NSW was allowed to remove the neighbouring trees.

Again we strongly reject that trees on 6 Oak Street Schofields be part of the native tree protection map.



Figure 17: Native vegetation protection map

The identified area in pink has dense aged trees. All these trees will be destroyed to build houses. Better consideration should be made to make some of these areas RE1 and alternative native tree protection zones.

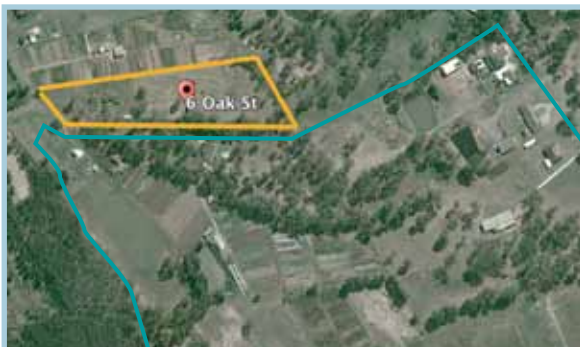


Figure 18: 2 Oak Street 2013 Aerial



Figure 19: 2 Oak Street 2015 Aerial



Figure 14: Greater area removal of trees

## Issue 3: Safety

Leaving 6 Oak Street Schofields at RE1 may risk disorderly behaviour and compromise safety in the evening. Although the open area is close to the train station there are limited residents living near the park and any residences behind the Stabling Yard are hidden.

Parks require many residents nearby to create passive surveillance which allows people to feel safe, particularly in the evening.

Blacktown LGA has reported a higher rate of crime compared to the NSW average. Between April 2014 and March 2015, non-domestic assault incidents were at a rate of 490.2 per 100,000 population compared to the NSW rate of 427.1. Sexual offence incidents rate 167.8 per 100,000 population, compared with the NSW rate of 149.1. Robbery incidents rate 96.0 per 100,000 population, compared to the NSW rate of 45.2. Assault incidents rate 1120.6 per 100,000 population, compared to the NSW rate of 856.7.

During April 2014 to March 2015 sexual offence incidents in recreation parks were 2.7 times higher compared to the NSW average. Robbery incidents in recreation areas were three times higher than the NSW average. (NSW Bureau of Crime Statistics and Research).

Social Infrastructure Assessment Riverstone East Precinct by Elton Consulting mentions the word “safe” 23 times. It highlights how important safety is and this needs to be addressed.

*Parks require many residents nearby to create passive surveillance which allows people to feel safe, particularly in the evening.*

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*Social Infrastructure Assessment Riverstone East Precinct by Elton Consulting mentions the word “safe” 23 times. It highlights how important safety is and this needs to be addressed.*

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### Case Study 1: Recent Murder – night time 9pm

This year IT worker Prabha Arun Kumar, 41 was murdered while walking on a public walkway between a park and a golf course in Westmead around 9pm. Ms Kumar, was stabbed in the neck as she walked along a path between Argyle and Amos Streets on Saturday, 7 March 2015.



Figure 20: Pathway through recreational area



Figure 21: Poor passive surveillance around recreation area due to railway line

When high density residential is not placed next to open areas, passive surveillance is very poor and this increases the risk of these terrible incidents. 6 Oak Street Schofields is clearly a very similar scenario to the park in Argyle Street with one section blocked off by the rail line. Very poor passive surveillance will make the area unsafe and people will avoid the area, defeating the purpose of assigning the land RE1.



## Case Study 2: Recent Sexual Assault – day time 10am

February 2014 10am a 19-year-old woman was running through Duncan Park Seven Hills when she stopped at a bridge. A man, armed with a knife, approached the woman from behind and sexually assaulted her before leaving the scene.



Figure 22: Map of Duncan Park Seven Hills



Figure 23: Poor passive surveillance around recreation area due to low density housing

Passive surveillance is poor due to low density housing surrounding the park and a very large area being assigned RE1. There are no retail hubs connecting to the park making it low use during the day. 6 Oak Street is connected to a large active recreation as well as a recreation area and connecting lands with riparian corridor. 6 Oak Street Schofields is clearly a very similar scenario at Duncan Park Seven Hills with large areas of recreational land surrounding the property. This will lead to very poor passive surveillance and make the area unsafe. People will avoid using the area, defeating the purpose of assigning the land RE1.

## Issue 4: The need for high density multi-use property close to infrastructure

Currently Sydney has a great shortage of housing. High-density properties can only be located close to major transport hubs such as train station.

6 Oak Street Schofields is only 800m-900m away from Cudgegong Road train station.

The document *A Plan for Growing Sydney* states the importance of increasing density near train stations and improving accessibility to the train station.

Building an integrated open space with high density apartment living will promote safety through higher passive surveillance, especially in the evening. More residents will use the area and it will allow the residents of Riverstone, Riverstone East and Area 20 to enjoy the open space. Addressing the shortage of housing whilst integrating passive recreation land is a sensible choice.

*Chapter 5.2 of The Healthy Build Environment Program* (HBEP) emphasises that it is important to make an environment that connects and strengthens communities.

For example:

- providing streets and public spaces that are safe, clean and attractive
- encouraging social interaction
- encouraging residential development that is integrated, yet private
- enabling community involvement in planning decision making.
- Residents need to surround open space to create a safe and enjoyable environment.

*Building an integrated open space with high density apartment living will promote safety through higher passive surveillance, especially in the evening.*

I propose for 6 Oak Street Schofields be zoned a mixture of B4 and R3 land. There are strong merit for this proposal.

Utilising 6 Oak Street Schofields with a mixed use and high density will satisfy 5.2 of HBEP. B4 will allow for additional services such as child care, restaurants, medical centre, chemist, post, shops, café, real estate agent, gym, bank, fine dining and news agent to service the large area of Riverstone along Gordon Road and Boundary Road. It will promote employment and make an attractive safe space joining public open space. With no services available on Riverstone precinct near the Riverstone East border, it will increase productivity and allow enjoyment of life with more services being easily available. This will also create jobs making the community more robust. This is important as incoming residents will be young professionals and families that will require these services.

Population increase projection will create more demand. Department of Planning population projections show that NSW will grow by 100,500 people on average each year to 2031. It is important to address the shortage of housing for the growing population of NSW. (<http://www.planning.nsw.gov.au/en-AU/Research-and-Demography/Demography/Population-Projections>)

6 Oak Street is premium land with high level, non flood, no riparian corridor, no heritage concerns. Allocating 6 Oak Street Schofields will allow for a good transition from Industrial to R3 to R2 zoning.

Housing Study for Riverstone East Precinct 2015 prepared by SGS states in 2.3, that demand is high with a vacancy rate and clearance rate much lower than the State average. In the context of a strong Sydney housing market, these figures indicate a reasonably high demand for dwellings in the Riverstone precinct.

With the shortage of housing in Sydney, better use of 6 Oak Street Schofields should be considered. This will allow for better integration with the open space and promote safety through higher passive surveillance, especially in the evening.

## Issue 5: Studies of the Stabling yard and natural transition to residential areas

Macdonaldtown stabling yard was recently built next to residential properties. Transport for NSW has conducted comprehensive research and consultation to allow residential areas to co-exist with the 24/7 operation of the stabling yard.

The Stabling Yard for the Norwest rail link has been designed so that most of the noise will be generated closer to Schofields Road. Horn testing will on be conducted at this Stabling Yard. (Figure 24)

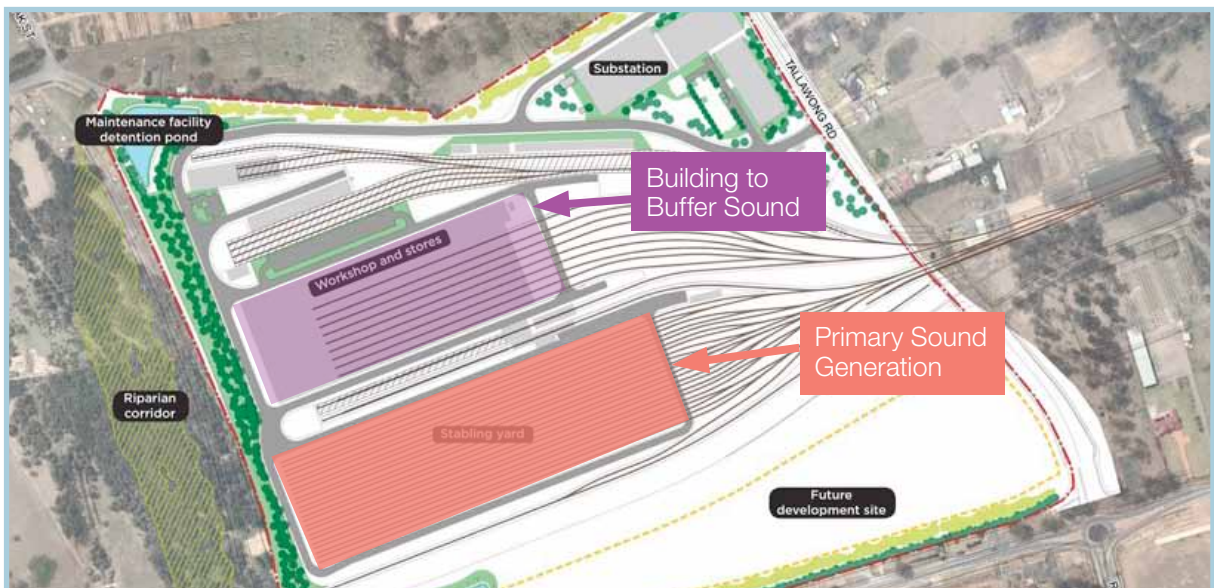


Figure 24: The Stabling Yard for the Norwest rail link

Having a mixture of B4 and R3 apartments will allow for a better and natural transition from Industrial to R3 and R2 residential. (Figure 25)

Figure 26 shows the noise analysis of the stabling yard in Auburn. It highlights that buildings and use of sound barriers work effectively to contain and/or eliminate noise. B4/R4 buildings on 6 Oak Street will effectively absorb any excess noise.



Figure 25: A better transition from industrial to residential

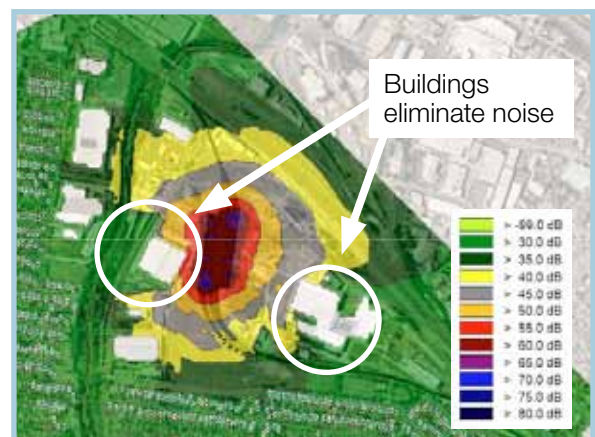


Figure 26: Stabling yard in Auburn – Buildings eliminate noise



## Issue 6: High thoroughfare and community catchment

Major artillery access from Riverstone Precinct to access Cudgegong train station will be though Gordon Road. The ant trail of commuters will walk through 6 Oak Street to get to Cudgegong train station. Cudgegong train station will be the preferred train station due to the more frequent train service (every 5mins at Cudgegong vs every 20mins at Schofields).

6 Oak Street Schofields is 800-900m from train station.

High density property with retail should strongly be considered to maximise access to infrastructure.



Figure 27: 6 Oak Street is a major catchment of Riverstone Precinct

*The ant trail of commuters will walk through 6 Oak Street to get to Cudgegong Train Station.*

## Issue 7: Incorrect assumptions made of incoming community

The Economic and Employment Study - Riverstone East Precinct produced by SGS in March 2014 has been analysed. The data was cross referenced with other data available from the ABS and ATO websites. Information produced by SGS for the Leppington Precinct was also referenced.

On 4.2 Retail expenditure projections, SGS stated "On average, residents at Riverstone East are projected to have slightly lower incomes than the state as a whole, implying a lower than average per capita expenditure on retail goods and services."

In Appendix 1, I have researched incomes in surrounding suburbs such as The Ponds, Rouse Hill, Kellyville Ridge, Beaumont Hills, Bella Vista and graphed the incomes. I also made comparisons with income from The Hills Shire LGA and Blacktown LGA as my prediction is that the incoming residents will resemble closer to The Hills Shire LGA income characteristics.

I have also made comparisons with published information used for the Leppington Precinct to make a more accurate estimate of spend per capita.

The revised spend per capita for Riverstone East Precinct is \$18265.50 from \$12,177. After also incorporating the spend from the Riverstone Precinct along Gordon Road and Boundary Road, the total demand of floor space for Neighbourhood and Small Village increased significantly. Please refer to Appendix 1 for detailed analysis.

North West Growth Centre Structure Plan document states for Development Parameters, 4-6 neighbourhood centres located within the Riverstone East Precinct with one located on the precinct boundary is required. The technical investigations recommended one village centre, rather than four neighbourhood centres given the proximity of centres in the Area 20 and Riverstone Precincts, as well as the higher – order Rouse Hill Town Centre.

As the underlying assumption is incorrect that the income of Riverstone East will be below NSW average, 4-6 neighbourhood centres should be reconsidered.

Consideration should be made to rezone part of 6 Oak Street Schofields as B4, as it has high thoroughfare access points and a 400m walking perimeter as the optimal distance not threatening the Cudgegong Village Centre.

## Issue 8: Lack of Consultation

The proposed zoning for Mr and Mrs Hong's property is RE1 recreational open space. Whilst acknowledging the requirement for open space surrounding residential development we strongly believe it is a bad choice and are disappointed that Mr and Mrs Hong were not consulted. (Figure 31).



Figure 28: Riverstone Re-zoning map

What is most disappointing was that no consultations were made to us after changes were made from the 2013 plan published by Department of Transport (Figure 29). Mr and Mrs Hong did not attend the workshop due to their limited English and note only 50% of the land owners attended.



Figure 29: Structure plan for Cudgegong Road. Source: Transport for NSW 2013



## Issue 9: Slow acquisition of RE1 land by Blacktown Council

Having had discussion with Strategic Planners and the Property Team at Blacktown Council, I was told that RE1 passive open land had lower urgency to be acquired compared to drainage. Timing of acquisition is uncertain with land in Parklea and Glenwood still having a significant amount of RE1 land that has not yet been acquired. Alex Ave and Area 20 also have many outstanding RE1 land to be acquired. Acquisition may never be realised.

Many of the neighbours have left and the area has significantly transformed. Figure 33 and 34 shows what the neighbourhood was like in 2013 before the Department of *Transport for NSW* acquired neighbouring lands and what it currently looks like. Mr and Mrs Hong feel very isolated and zoning the land RE1 would render Blacktown Council as the only buyer for the land.



Figure 30: 2 Oak Street 2013 Aerial



Figure 31: 2 Oak Street 2015 Aerial



Figure 32: 2015 close up aerial view

## Issue 10: S94 Contribution Concerns

Based on the current local infrastructure planning undertaken for the Precinct, the maximum residential contribution rates are anticipated to be above \$30,000 per lot and IPART will be required to review the plan.

Estimate land acquisition costing model August 2015 land sale prices.

5 acres = \$15-\$20 million. R3 zoning.

5 acres = \$10 million. R2 zoning

5500 house holds x \$30,000.00 = \$165 million

Approx 80 acres acquired = \$600 million s94 contribution not enough.

There is a gap/shortage of \$435 million.

Urban design of so many parks near the train station has not considered the current land value and the impact it will have with the shortage in s 94 contribution which is capped at \$30,000 per property. By choosing RE1 lands with defects such as riparian corridor, creek, flood zoned, electrical easement and drainage will significant reduce the gap/shortage in s94 contribution.

## Part B – Solutions provided by JBA Urban Development Services

- JBA Urban Development Services will provide their expert consideration to better options.
- Review of the site and context, in particular considering opportunities and constraints
- Review strategic planning context, including any relevant SEPP, LEP, DCP
- Reasoning why the site should be able accommodate some form of development, as opposed to its current green space designation

.....[See attached document](#)





## Part C – Analysis by Expert Ecologist

1. Dr Anne Marie Clements Ecologist at Anne Clements & Associates Pty Limited
2. Nicholas Skelton Environmental Scientist at GIS Environmental Consultants

.....[See attached document](#)

## CONCLUSION

The proposed zoning for 6 Oak Street Schofields is RE1 recreational open space.

Whilst acknowledging the requirement for open space adjacent to medium-density residential development, in order to achieve the necessary open space and passive open space, it is our view that such active open space ought to be located on inferior land with characteristics of flood/riparian/drainage/creek, which is not capable of quality high density residential/retail development. Expert consideration made by JBA Urban Design, biodiversity research conducted by Anne Clements & Associates Pty Limited and native vegetation analysis made by GIS Environmental Consultants support my argument. RE1 land should also be adjacent to appropriate transport hub. RE1 land should also be positioned to join the Regional Park.

If the Department of Planning does not understand any of the sections in this document, I am happy and willing to provide an explanation in person. If the Department of Planning does not accept my reason of argument, I would like to be consulted before zoning 6 Oak Street Schofields as RE1.

I look forward to your favourable consideration of my submission.

I also reserve our rights to make further submissions if my submission is not accepted and would appreciate the opportunity of making personal submissions to the appropriate Planning Officer.

Yours faithfully,

**John Hong**

MBA, LLB, B. Eng.

0410 455 350

John80@gmail.com



## Appendix 1

### Analysis of Technical Paper – Retail Demand Assessment from Economic and Employment Study – Riverstone East Precinct

I strongly disagree with 4.2 of *Economic and Employment Study – Riverstone East Precinct produced by SGS* in March 2014. It grossly underestimates the disposable income and spend in the Riverstone East precinct.

The study makes the assumption that income of Riverstone East residents will be below the average of NSW. This assumption cannot be substantiated, considering the fact that current vacant land sale price is considerably times more than comparable land in Box Hill. Developers are paying premium amounts due to the high demand and short supply of land. The train station will attract professionals with higher disposable income.

#### Revise Calculation

My estimate, shown in Appendix 2, calculates that the average spend is much higher than estimated, with a revised increase in spend by 50% from the original estimation made by SGS. I have used *ATO income tax by postcode data* and Council LGA data to support my argument. SGS has used the *Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA)*.

The data referenced by SGS also benchmarks against Blacktown LGA. Blacktown LGA is very large and has very diverse social economics,

depending on the suburb. The surrounding suburbs of Schofields such as, The Ponds, Stanhope Gardens, Kellyville Ridge and Rouse Hill have attracted higher wealth quarter.

This is affirmed by the *ATO income tax by postcode data*. Using the Blacktown LGA data is a critical error as it affects the floor space required for retail. The Riverstone East area will closely resemble the income and capita spend characteristics of The Hills Shire LGA area.

Blacktown LGA average (2013) wage is \$49,729 with a median age of 33.

The Hills Shire LGA average (2013) wage is \$62,250 with a median age of 38.3

The difference in wage income between Blacktown and The Hills Shire LGA is \$12,521 p/a (or 25%). SGS assumed that \$12,177 would be used per capita on retail. I have increased the assumed capital spend by 50% considering the 25% higher disposable income will equate to a higher spend.

#### Comparison with Leppington Precinct

The Leppington Precinct is a new greenfield development with similar characteristics to Riverstone East Precinct. Difference in income from Leppington to Rouse Hill was % lower (Figure 30). This justifies for 50% increase from the initial SGS assumption in capita spend as 21.3% average pay difference exists between Leppington and Rouse Hill spend.

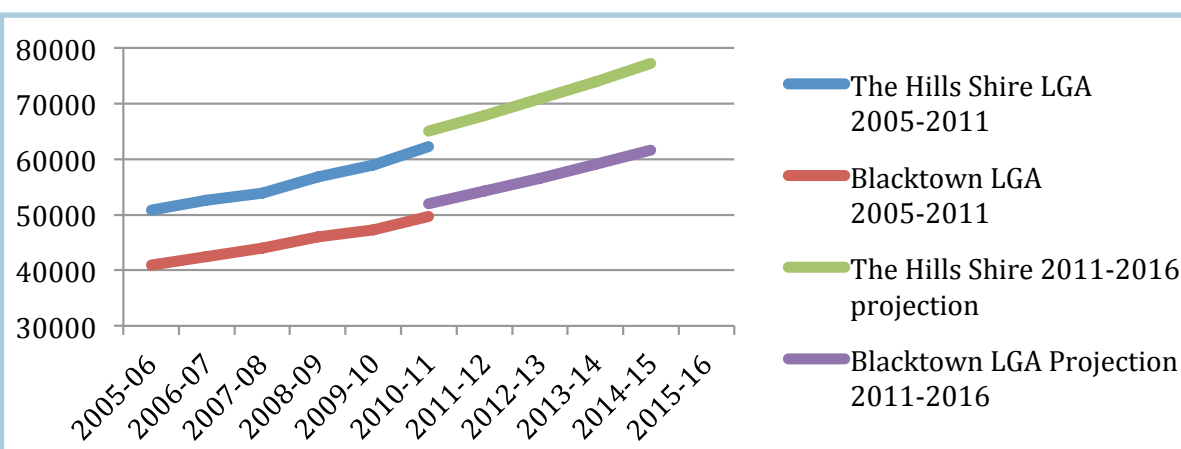


Figure 33: Source: ABS – LGA income comparison (data available to 2010-11, future projection calculated at 4.4% increase).

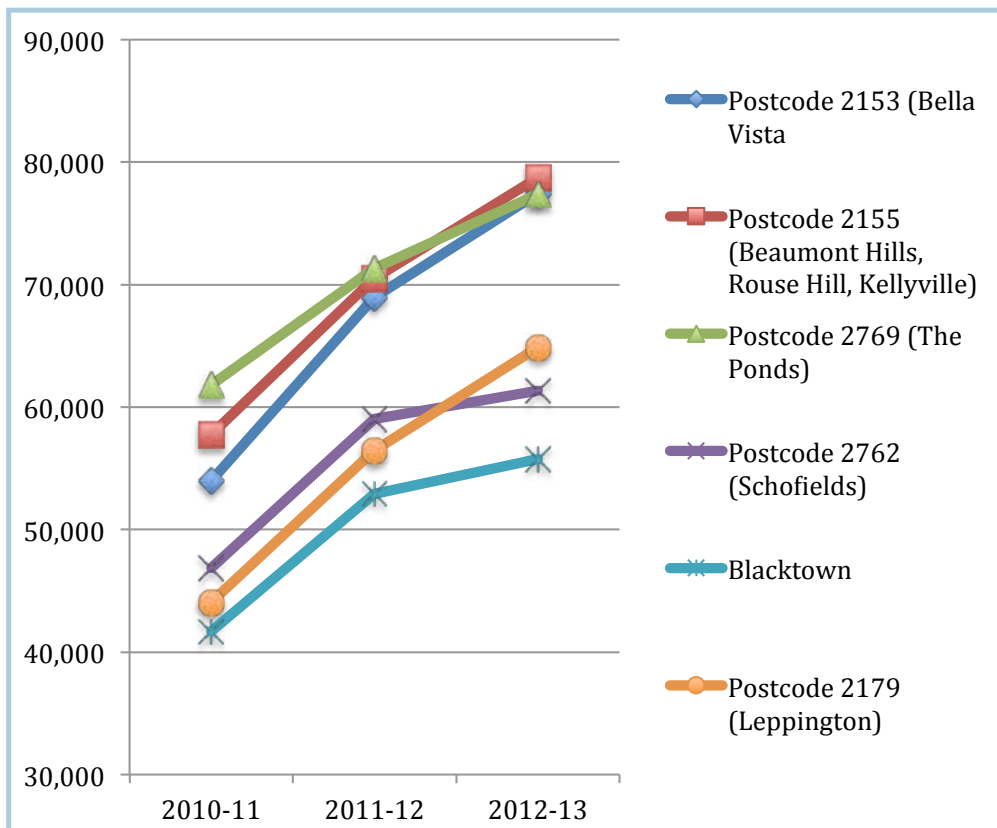


Figure 29: Average Income in Suburb (ABS)

The LGA Income Comparison and Taxation Statistics graph (Figure 28) highlights that the income in the area of Rouse Hill and The Ponds increases at a higher rate compared to Blacktown and Schofields (undeveloped).

The 50% increase from the original per capita spend estimate made by SGS is justified because Figure 27 and Figure 28 show that there is a 21-25% difference in income between Leppington and the average between The Ponds, Rouse Hill and Kellyville. There is a direct correlation with a 20% difference in capita spend between Leppington and the revised Riverstone East spend per capita. The revised total spend in retail expenditure increases from \$182,655,000 to \$273,982,500 (Appendix 2).

Table 4 (Appendix 2) Per Capita Retail Expenditure in 2013 Dollars has been updated to allow for the correction of 50% increase in spending. Updated SGS spending assumption table shows there is a great need for Neighbourhood floor space. (Appendix 3).

6 Oak Street Schofields will be a high catchment walkthrough as Gordon Road will be the main thoroughfare for the residents of Gordon Road and Boundary Road to get to Cudgegong Road train station. (See Figure 29, page 25). 6 Oak Street Schofields can possibly capture 20% of Riverstone precinct Neighbourhood spend. Young professionals will prefer to spend locally as they are more time poor, which will decrease escaped spending and increase the percentage which could demand for another small village.

***6 Oak Street Schofields will be a high catchment walkthrough as Gordon Road will be the main thoroughfare for the residents of Gordon Road and Boundary Road to get to Cudgegong Road***

According to ABS:

- The Ponds (2769) median family income was: \$2,450 per week
- Kellyville median family income was: \$2,291 per week
- Kellyville Ridge median family income was: \$2,351 per week
- Blacktown (2148) median family income was: \$1,273 per week.
- Sydney median household weekly income \$1447.

A minor adjustment of Small Village spend from 7% to 11% (taking into consideration the catchment from Riverstone Precinct on Gordon Road and Boundary Road) highlights a demand for both a small village and neighbourhood retail area.

Page 21 of *Economic and Employment Study – Riverstone East Precinct by SGS* March 2014 reinforces my argument that “overall, the analysis indicates that, compared to the Western Sydney region, the North West Growth Centre (NWGC) will be oversupplied with large centre floorspace, but undersupplied with small village and neighbourhood centre floorspace.”

Accommodating extra B4 zoning on 6 Oak Street Schofields is the perfect fit. Allowing for the demand by the precinct, whilst perfectly transitioning the zoning from B6 to Industrial to 6 Oak Street to R3 and R2.

Comparison has been made with SGS data reported in the *Leppington Precinct Study* (October 2012) reinforcing the need for consistent planning which I have proposed.

It is noted that Kellyville Ridge, which is a newly developed suburb in proximity of the Rouse Hill Major Centre and Area 20 was the model used for Riverstone East Precinct. According to the 2011 Census, around 8 percent of dwellings in Kellyville Ridge are apartments or units. Riverstone East Precinct is different to Kellyville Ridge as Kellyville Ridge does not have a train station nearby. The boundary distance is 3.6km away and is dependant on bus and car.

The SEIFA index rating or Socio-Economic Indexes for Areas is used to represent the levels of socio-economic disadvantage.

The index is derived from attributes that reflect disadvantage such as low income, lack of education, high unemployment and jobs in relatively unskilled occupations. Blacktown has a SEIFA index rating of 968.5, with Mt Druitt (Blacktown South-West) showing highest levels of socio-economic disadvantage.

These contrast markedly with the newer and more expensive suburbs of Kellyville Ridge (1111.2) and the Ponds (1124.9), which border with the Hills area and score well above the Greater Sydney average of 972.1, NSW 995.8 and Australia 1002.0. Kellyville Ridge 1,111.2, The Ponds 1,124.9 are well above the average.

*Source: Census of Population and Housing: Socio-Economic Indexes for Areas*

(SEIFA), Australia, 2011

North West Growth Centre Structure Plan document states for Development Parameters, 4-6 neighbourhood centres located within the Riverstone East Precinct with one located on the precinct boundary is required. The technical investigations recommended one village centre, rather than four neighbourhood centres given the proximity of centres in the Area 20 and Riverstone Precincts, as well as the higher – order Rouse Hill Town Centre. The draft ILP provides for one Village Centre which is well positioned at the junction of two existing roads. A range of small-scale commercial uses are also permissible in the residential zones.

It has been proved that the data used makes insufficient allowance for retail in the Riverstone East Precinct. Making the current Village larger will affect the viability of Cudgegong Town Centre. As the technical investigations are wrong, 4-6 neighbourhood centres should be reconsidered. Consideration should be made to rezone part of 6 Oak Street Schofields as B4 as it has high through fare access points and 400m walking perimeter as the optimal distance not threatening the Cudgegong Village Centre.



## Appendix 2 – Updated SGS spending assumption

Table 4 Per Capita Retail Expenditure in 2013 Dollars								
	Supermarket	Other Food	Dept. Store	Clothing	Household	Other	Hospitality	Total
NSW	\$4,498.00	\$811	\$886	\$2,332	\$1,507	\$1,768	\$729	\$12,531
Leppington*	\$4,653.00	\$1,144.00	\$1,202.00	\$1,100.00	\$2,730.00	\$2,487.00	\$1,956.00	\$15,274
Riverstone East	\$4,371.00	\$788	\$861	\$2,266	\$1,464	\$1,719	\$708	\$12,177
Revised 50% Correction of Riverstone East	\$6,556.50	\$1,182.00	\$1,291.50	\$3,399.00	\$2,196.00	\$2,578.50	\$1,062.00	\$ 18265.50
15,000 people Total Spend	\$98,347,500	\$17,730,000	\$19,372,500	\$50,985,000	\$32,940,000	\$38,677,500	\$15,930,000	\$273,982,500

SGS – Economic and Employment Study – Riverstone East Precinct

\* SGS – Leppington Precinct Study

## Appendix 3

Revised Total:	\$273,982,500	TRD	Floorspace	Typical size	Floorspace > Typical?
Regional City 15%	\$41,097,375	6500	6322.67	200600	No
Major Centre 15%	\$41,097,375	5100	8058.31	128300	No
Town 23%	\$63,015,975	6400	9846.25	33000	No
Village 10%	\$27,398,250	7100	3858.91	8500	No
Small Village 7%	\$19,178,775	6400	2996.68	4300	No
Neighbourhood 7%	\$19,178,775	5400	3551.63	1500	Yes
Escaped 23%	\$63,015,975				

	\$273,982,500	TRD	Floorspace	Typical size	Floorspace > Typical?
Regional City 15%	\$41,097,375	6500	6322.67	200600	No
Major Centre 15%	\$41,097,375	5100	8058.31	128300	No
Town 23%	\$63,015,975	6400	9846.25	33000	No
Village 10%	\$27,398,250	7100	3858.91	8500	No
Small Village 11%	\$30,138,075	6400	4709.07	4300	Yes
Neighbourhood 7%	\$19,178,775	5400	3551.63	1500	Yes
Escaped 19%	\$52,056,675				

Updated SGS spending assumption – revising percentage of Small Village