

17 September 2015

Ms Carolyn McNally  
Secretary  
NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
Sydney NSW 2000

Dear Ms McNally,

**RE: SUBMISSION TO THE DRAFT RIVERSTONE EAST GROWTH PRECINCT PLANNING  
FRAMEWORK**

## **1. Introduction**

We make this submission on behalf of Mrs and Mrs Attard of 131 Tallawong Rd, Rouse Hill and Mr and Mrs Brozzesi of 135 Tallawong Rd, Rouse Hill.

Invoke Property has reviewed the Draft Riverstone East Growth Precinct Planning Framework that was placed on exhibition between 12 August 2015 and 18 September 2015 and provides this submission to the Department of Planning and Environment (DoP&E) requesting consideration be given to the amendment of the Draft Indicative Layout Plan (Draft ILP) to remove the proposed local park shown at the centre of the low-density area that is generally bound by Tallawong Road to the east, Gunatawong Road to the north, Clarke Street to the west and the medium density/sports field area to the south (**Figure 1**).

While the importance of open space throughout the Precinct is recognized, the provision of the local park at the centre of this southern low density area is considered excessive given this park is very close to other extensive tracts of open space including significant sports fields. The proximity to this extensive open space has not been given sufficient consideration in the design of the Draft ILP, whereas areas to the north are recognised as being deficient in access to local open space.

The underlying purpose of the amendments is therefore to identify the oversupply of open space within the southern half of the precinct. We make this submission in the context of also reviewing the Riverstone East Stage 3 Working Draft Plan for Riverstone East, whereby we believe additional parks maybe considered appropriate.

The proposed amendment will require modifications to the Draft Zoning Map, Draft Land Reservation Acquisition Map, Draft Height of Building Map, and Draft Floor Space Ratio Map.

## 2. Distance to Open Space

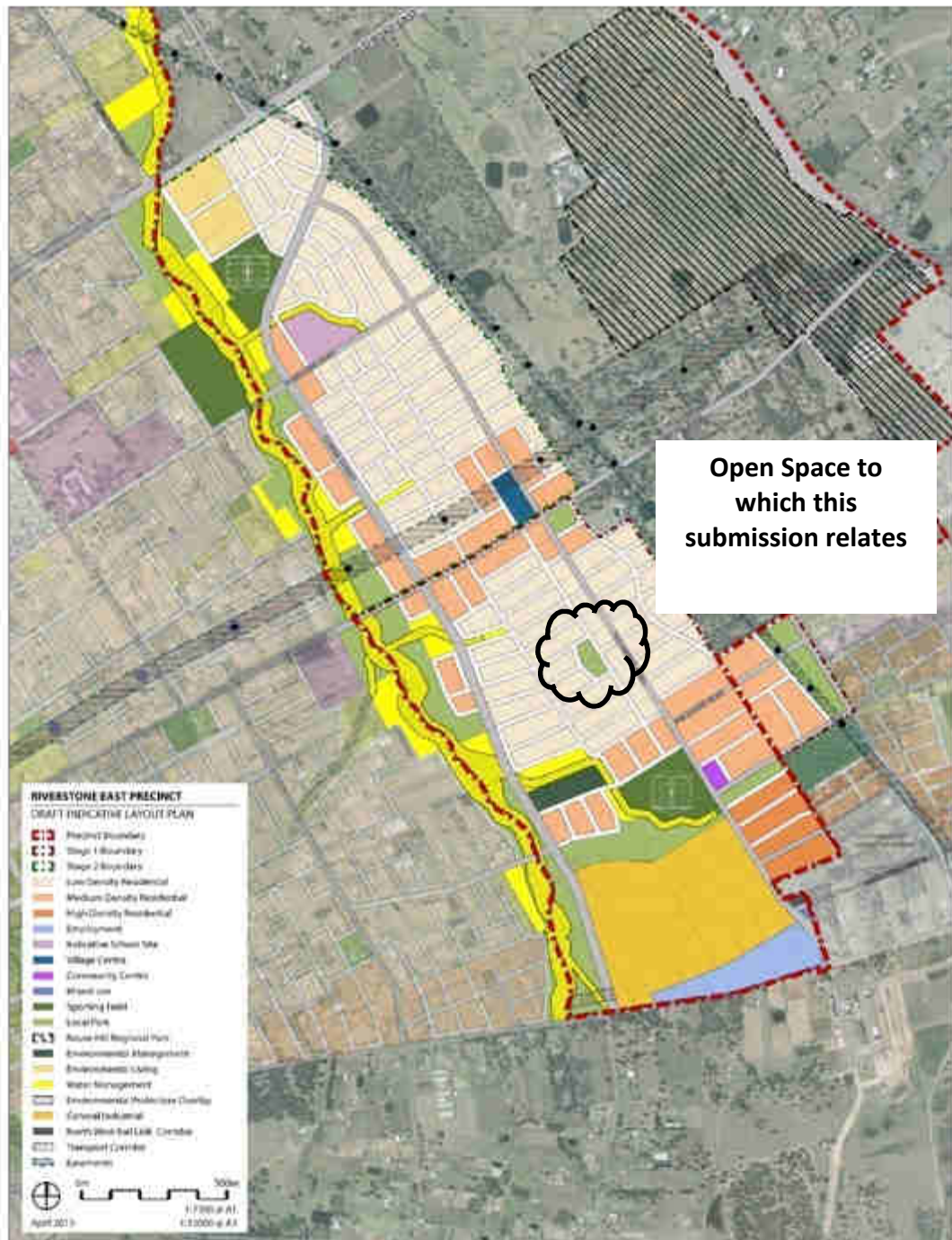
The Social Infrastructure Assessment (SIA) prepared by Elton Consulting and exhibited with the planning framework notes that the NSW Guidelines for open space provision, the Recreation and Open Space Planning Guidelines for Local Government, recommends that open space be supplied at a mix of sizes and purposes and within a distance of most dwellings. The default standards for local open space in New South Wales are to position local informal parks within 400m of most dwellings; however, it is noted that the adopted benchmark for the Growth Centres is between 400 to 500m from all residents.

An investigation of the distance between proposed residential-zoned land and proposed open space has been undertaken and reveals that without the local open space proposed at the centre of the low density residential area, all residents in this area will remain within 500m proximity of an open space area (**Figure 2**).

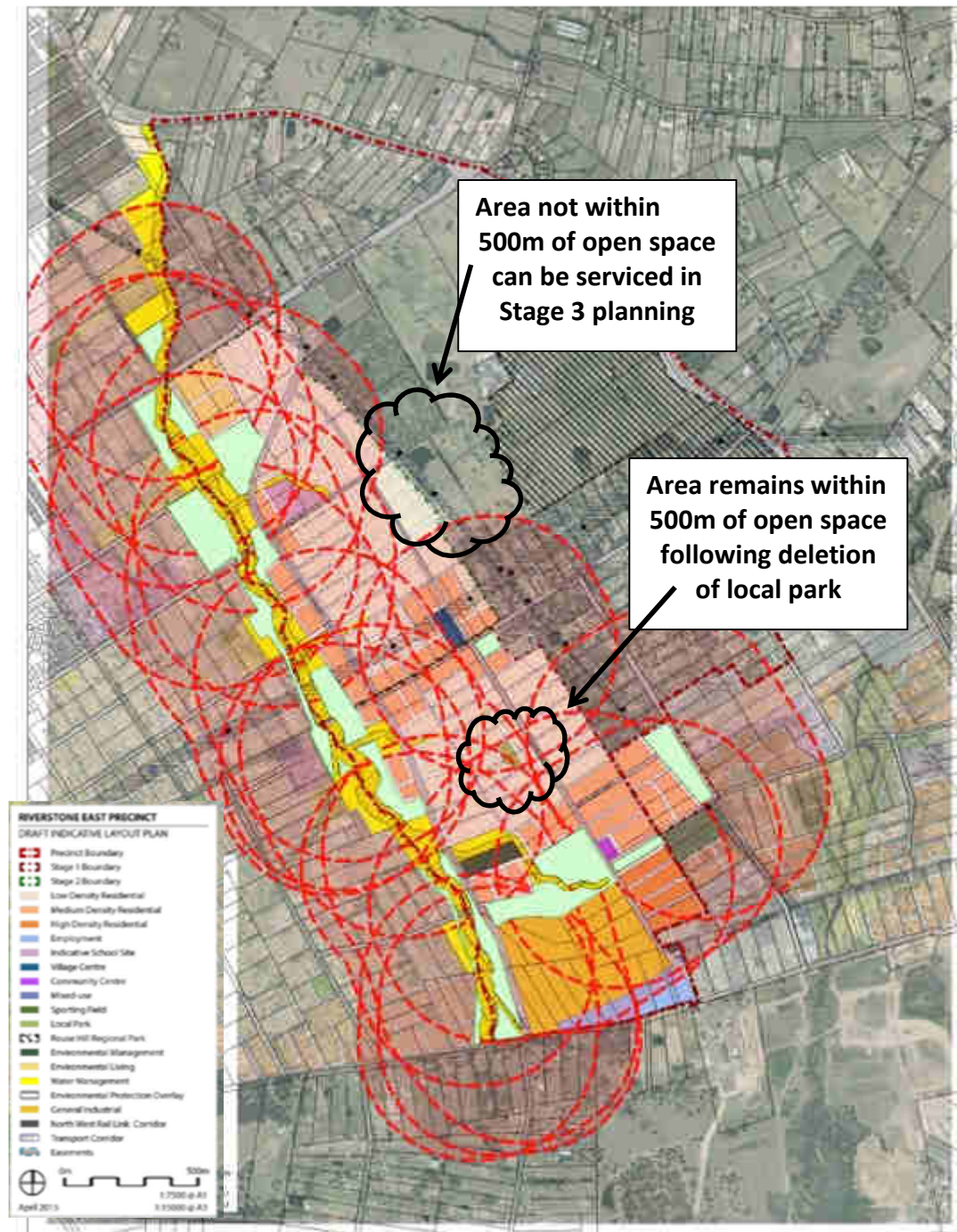
This outcome suggests that the addition of the local park is redundant and not positioned in the most efficient and logical site within the growth centre. No requirement for a park in this location has been justified in any meaningful way.

Conversely, a large portion of proposed low-density residential land in the northern half of the Precinct is found to be beyond 500m from a local park or reserve under the current Draft ILP. This area could be serviced by open space that will be provided in Stage 3 planning to the east of this area.

In essence, the current position of the subject open space is not located in an area where a 'gap' is identified in open space provision and should be relocated to future Stage 3 planning to address the open space void in the northern half of the Precinct at a later stage (**Figure 3**).

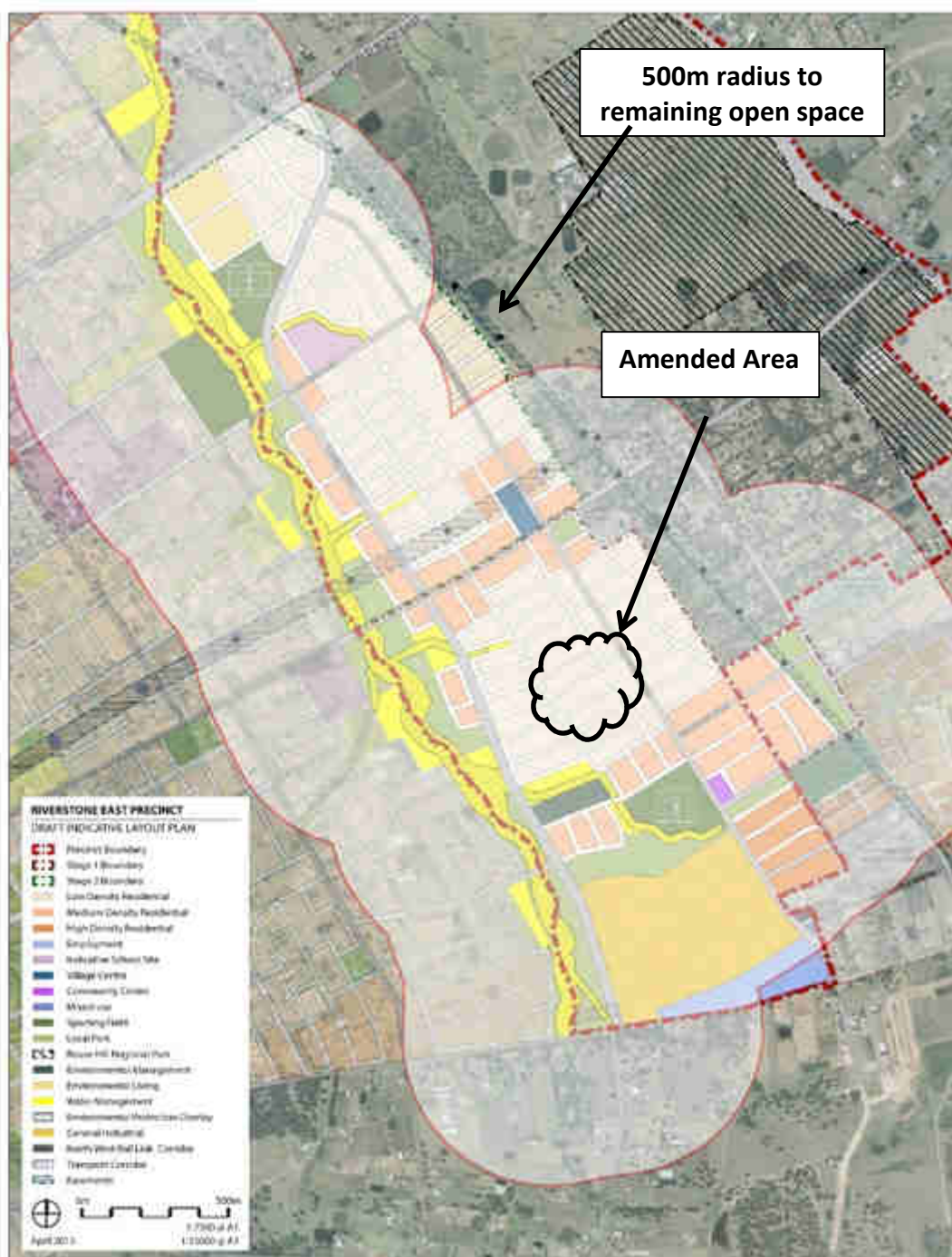


**Figure 1** – Current Draft Riverstone East ILP showing Location of Land that is the Subject of this Submission



**Figure 2 – Areas within 500m Distance from Open Space following removal of Local Park within the Southern Low-Density Area**





### 3. Demand for Open Space

By removing the local park in question, and including this open space in a future Stage 3 planning, the amount of open space across the precinct would be unaltered and more appropriately positioned; however, it is also noted that the actual demand for open space is lower than modelled given that a portion of the land that has been allocated on the ILP for residential development (namely 151 Tallawong Road Rouse Hill) has previously been approved as a school site and place of public worship by Blacktown City Council under DA 14/568 (approved December 2014).

As the area of land to be used for residential activities has an inherent relationship with the demand for open space, the reduced residential provision will reduce the demand for open space in this locality.

Additionally, the location of the open space away from a main road and within the centre of the low-density area reduces any opportunity for this area to be one of the high frequency reserves within the Precinct with preference most likely given to visits to the larger open space areas within walking distance.

Given the size of the open space already provided elsewhere in the Precinct and future Stage 3 planning, there appears to be plenty of capacity in these other larger reserves to meet future needs and have greater attraction for both passive and active use than a smaller isolated site at the centre of the low-density area.

The Social Infrastructure Assessment (SIA) prepared by Elton Consulting also notes: *"Riverstone East is well located, adjacent to Rouse Hill Town Centre, the Riverstone Precinct and Box Hill and close to Schofields and The Ponds. In addition to amenities provided within the precinct, the new Riverstone East community will also be in close proximity to open space and recreational facilities in these neighbouring areas."*

Based on the above, a public park in the position currently shown at the centre of the southern low density zone is unlikely to be effectively used and the community's interest would be best served by the re-location of the open space within Stage 3 planning to an area further north that is undersupplied by open space.

It is also noted that the rationale behind the provision of the high amount of open space is somewhat based on a shortfall in the planning of open space in the adjacent Area 20 Precinct, as has been identified by the Department of Planning and Environment. As such, the Elton Consulting Report identifies an opportunity to address this shortfall through additional open space in the Riverstone East Precinct. This approach unfairly burdens the landholders of Riverstone East.

Additionally, the actual supply of open space is falsely calculated as the extensive riparian corridors running through and alongside the precinct to create a network of linear open space have been excluded from the overall quantum of land regarded as public open space. While this is thought to be on the basis of flooding, the removal of this land from the calculation of open space is in direct contrast to the objectives of the Growth Centres Development Code which promotes the integration of stormwater management and water sensitive urban design with networked open space as well as to provide a balance of useable and accessible open space with neighbourhood and district stormwater management. The NSW Recreation and Open Space Planning Guidelines for Local Government also promotes incorporating environmental resources as open space.

Furthermore, the Rouse Hill Regional Park, adjacent to the precinct, is a major, regional open space offering passive recreation opportunities that future Riverstone East residents will have direct access to. The Elton Report notes that *"although a regional level facility, Rouse Hill Regional Park, located partly within the Riverstone East Precinct, will provide some local park functions for the north-eastern section of the Precinct. The Park includes a playground, picnic and barbeque areas, bike and walking trails."* Despite this function, it cannot be considered in the overall quantum of open space required to meet local needs. No detailed justification for this removal from the calculation of open space is provided.

By considering the riparian land and Rouse Hill Park area in the open space calculation, any shortfall in the Area 20 Precinct can be easily accommodated without the need to burden Riverstone East landowners.

The Elton consulting Report also confirms an oversupply stating: "*The specified 1.2ha/1000 people for sports fields and 1.9ha for passive open space equates to an overall quantum of 3.1ha/1000 people (over the 2.83ha/1000 Growth Centres Development Code standard). Providing passive recreation opportunities in active open space areas enables opportunities for efficiencies in open space planning and overlap in passive and active open space provision. There is also the opportunity for embellished open space along drainage corridors to be included in the passive open space allocation (but not in overall quantum due to the specification for the exclusion of flood prone land in the Growth Centres Development Code).*"

Therefore, on the basis of the above, it is possible to completely remove the small park from its current location within the southern low-density area and maintain a suitable supply of open space.

#### **4. Orderly and Economic Use of Land**

The Social Infrastructure Assessment prepared by Elton Consulting for the Riverstone East Precinct notes:

*State Environmental Planning Policy (Sydney Region Growth Centres) 2006 provides the statutory planning framework for the Growth Centres and establishes the broad planning controls for their development. In particular, it identifies areas of open space and environment conservation to be protected, areas that are flood prone or major creek lands and transitional lands that need to be further assessed in the precinct planning process.*

*The objectives of the SEPP include to:*

- *Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity*
- *Provide controls for the sustainability of land in those growth centres that has conservation value*
- *Provide for the orderly and economic provision of infrastructure in and to those growth centres.*

*The SEPP also provides objectives for Public Recreation: Regional and Local Zones, which includes the following relevant objective:*

- *To enable the land to be used for regional open space or recreation purposes that are consistent with the protection of its natural and cultural heritage values.*

As outlined above, the demand is not generated for open space at the centre of the southern low-density residential area. As there is no justification for the subject park in the location proposed position the orderly and economic use of land is not achieved.

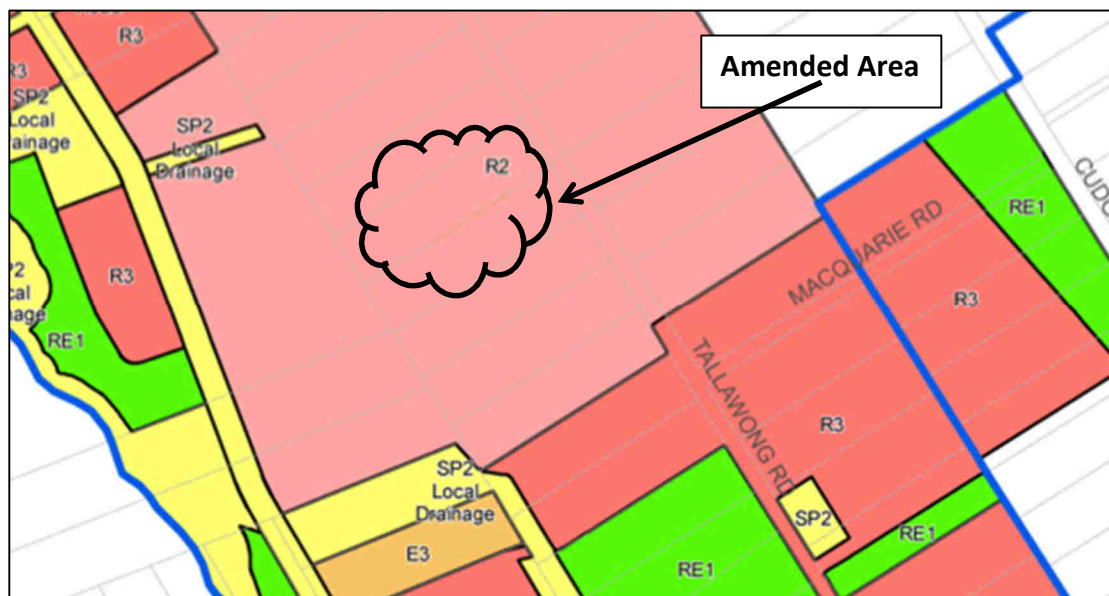
Removal of the open space as recommended by this submission enables full achievement of the objectives for social infrastructure under The Growth Centres Development Code. In particular, the objective to integrate public open space into the urban structure to maximise land use efficiency as well as to facilitate the provision of public open space of an appropriate quality and quantity.

The relocation of the park to the northern area currently under-served within future Stage 3 planning will also be consistent with Blacktown's Recreation and Open Space Strategy 2009 objective for informal recreation to develop an equitable spread of quality playgrounds operating in a hierarchical framework.

It is also noted that no other environmental constraint prevents the land currently identified as the local park from being developed for activities associated with low-density residential development.

## 5. Land Use Zoning Map

To enable the relocation of the open space as outlined in this submission, the Land Zoning Map will require amendment as indicated in **Figure 4**.



**Figure 4**

— Amended Riverstone East Precinct Zoning Map

## 6. Building Height

To enable the relocation of the open space as outlined in this submission, the Building Heights Map will require amendment as indicated in **Figure 5**.

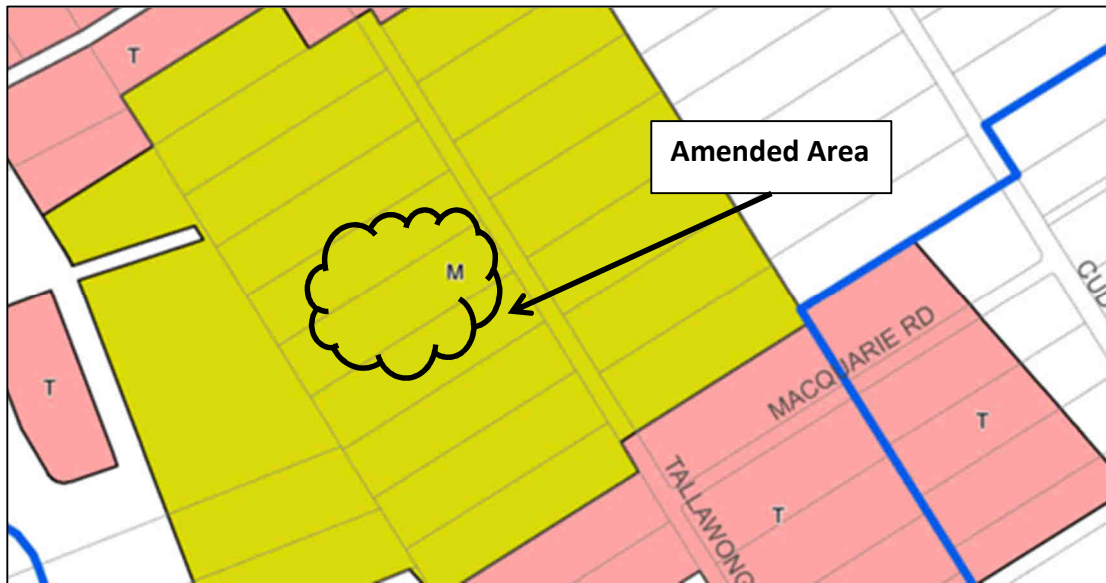


**Figure 5** – Amended Riverstone East Precinct Height of Buildings Map

## 7. Residential Density

To enable the relocation of the open space as outlined in this submission, the Residential Density Map will require amendment as indicated in **Figure 6**.





**Figure 6** – Amended Riverstone East Precinct Residential Density Map

## 8. Conclusion

While the provision of open space areas within the Riverstone East Precinct on the grounds of environmental, social, physical and visual amenity are supported, the current position of the local park at the centre of the southern low-density area is not an effective means to achieve such outcomes.

Amended maps indicating the changes proposed in this submission have been provided to indicate how the same amount of open space could be provided (despite an identified oversupply) in a manner that provides greater access for future residents and maximises economic and efficient use of land that is oversupplied by open space.

It is requested that DOP&E favourably consider the options presented in this submission and amend the Draft Indicative Precinct Layout as well as accompanying maps to achieve more appropriate social, economic and environmental outcomes. The intended amendments are provided at **Attachment 1**.

It is also requested that a meeting is held between DoP&E and Invoke Property to discuss the matters raised in this submission in further detail. Please advise the most appropriate date and time for this meeting to occur. In the interim, should you have any queries please do not hesitate to contact the undersigned.

Thank you for the opportunity to provide comment on the draft Precinct Plan documents and for consideration of the matters contained in this submission.

Yours faithfully,

Rick Alloggia  
Managing Director  
Invoke Property

## Attachment 1 – Proposed Map Amendments

