

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 Mr Joseph Russo of 25 Macquarie Road, Rouse Hill (Lot 61 DP30186). This property being the Subject Property within a greater study area contemplated by this submission that complements the proposed changes in this paper.

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), Draft Residential Density Map and Draft Height of Buildings Map.

The underlying purpose of the amendments is to provide for an urban form upon land within the R3 Medium Density zone surrounding the main sporting field in a manner that creates a suitable urban edge to define the public domain, increases casual surveillance of the major public space, provides a more appropriate height transition from between higher development to the south with lower density areas to the north and provides greater opportunity for urban design interpretation of range of uses already permitted within the R3 Medium Density Residential zone under the *Blacktown Growth Centres Precinct Plan* at Appendix 12 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

**2. Land that is the Subject of this Submission**

The area that is the subject of this submission is identified on **Figure 1** and generally encompasses half of the R3 Medium Density zoned land that is positioned immediately north of the proposed sports fields; the site located on the north east corner of the intersection of Tallawong Road and Macquarie Road; as well as land immediately east of Tallawong Road between Macquarie Road and the proposed opens pace link immediately north of the proposed 'Low Rise Apartments'.

This land is advantageously located to benefit from both new transport connections provided by the Cudgong Station as well as major open space/sporting facilities proposed under the Draft ILP. Recognition of this significant position is evidenced by the zoning of this land as R3 Medium Density Residential under the Draft Zoning Map for the Precinct (**Figure 2**).

### 3. Land Use Zoning

Upon gazettal, the location will benefit from the established R3 Medium Density Residential zoning parameters within the *Blacktown Growth Centres Precinct Plan* at Appendix 12 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* which provides the following:

#### **Zone R3 Medium Density Residential**

##### **1 Objectives of zone**

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.*

##### **2 Permitted without consent**

*Home occupations*

##### **3 Permitted with consent**

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Any other development not specified in item 2 or 4*

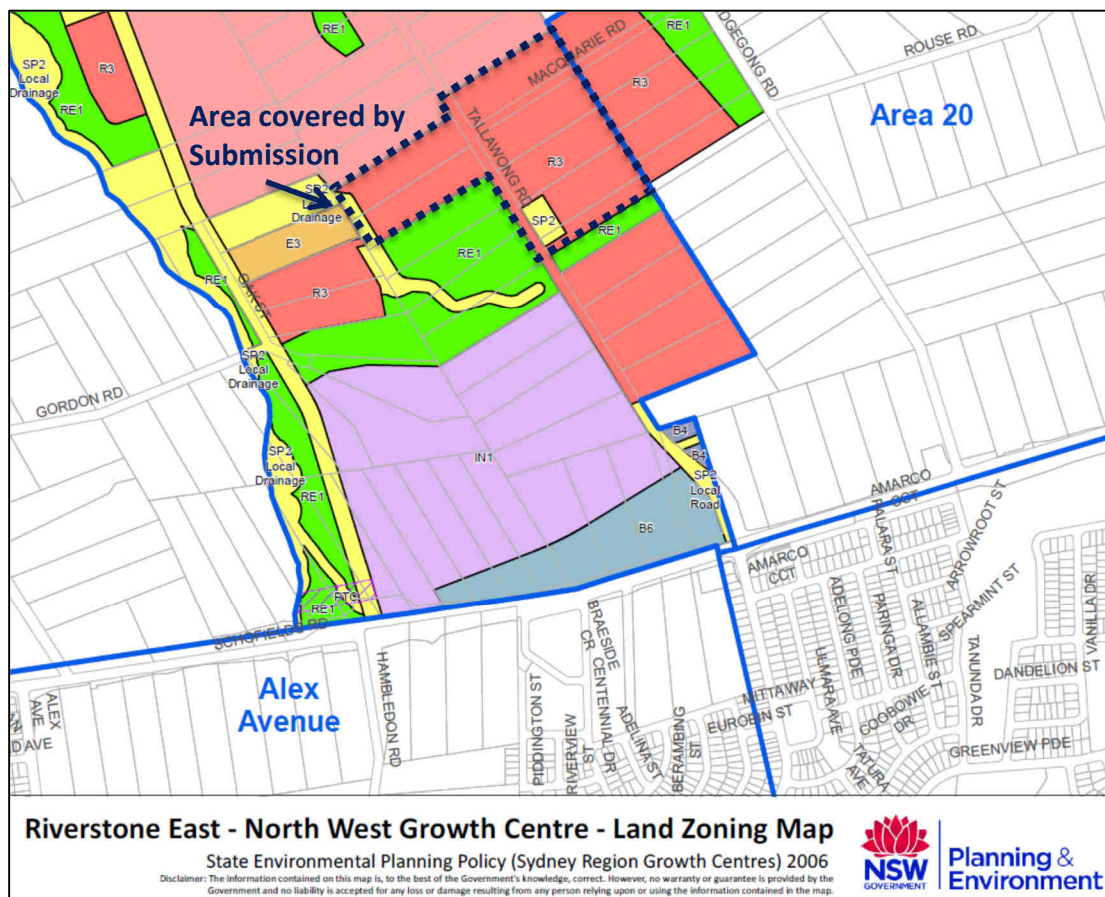
##### **4 Prohibited**

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat repair facilities; Boat sheds; Business premises; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Freight transport facilities; Function centres; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Marinas; Mortuaries; Office premises; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restriction facilities; Retail premises; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Wholesale supplies*

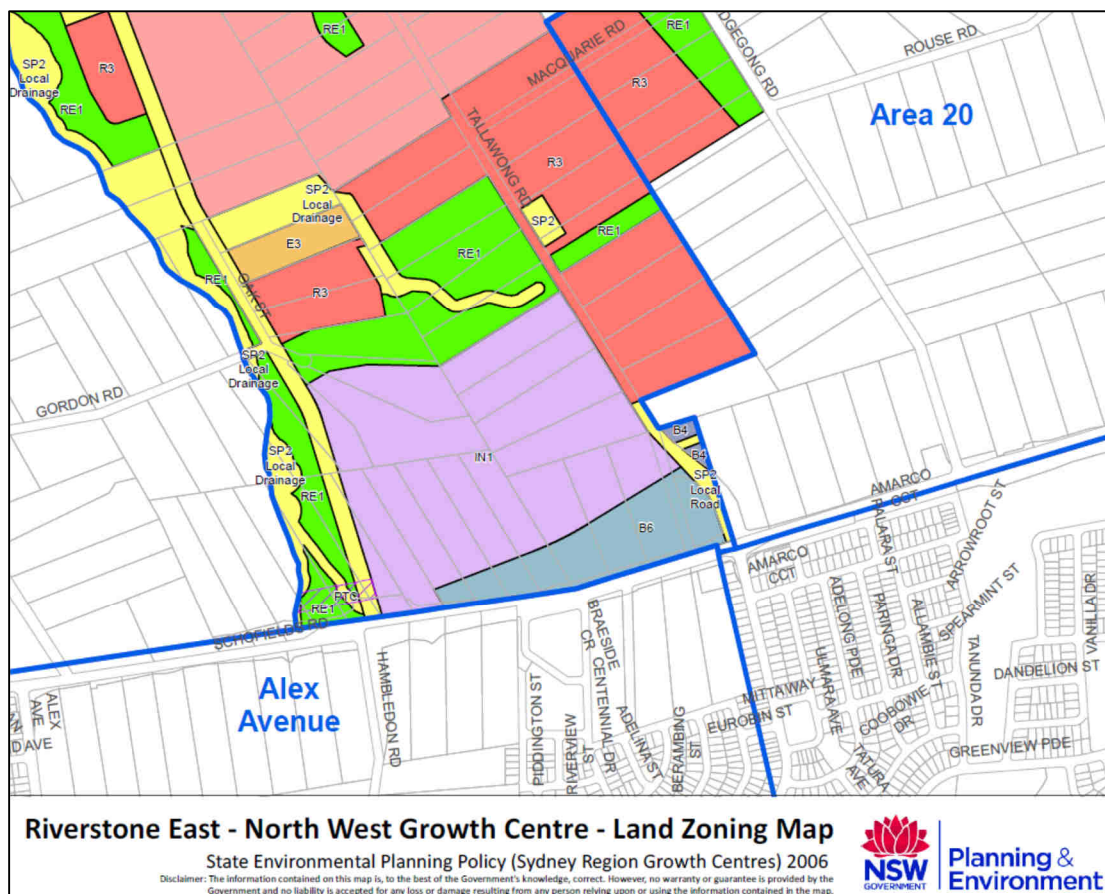
No change is proposed within this submission to the draft zoning arrangement, as the R3 zone will contribute to the underlying objectives of the Growth Centres initiative and enables a range of uses that contribute to the economic and sustainable provision of housing close to major transport and new public facilities.

However, this submission seeks to amend the proposed height and density controls to enable the developments permitted within the zone to be realised to the most appropriate degree of potential.

These matters are addressed in the following sections.



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



**Figure 2 – Draft Riverstone East Precinct Zoning Map**

### 3. Building Height

The draft Height of Buildings Map for the Riverstone East Precinct indicates that the land that is the subject of this submission is to be limited to a maximum building height of 12 metres (**Figure 3**).

Where floor to ceiling heights for contemporary construction methods are considered to be no less than approximately 3.1m to allow for suitable provision of services and structural adequacy as well as being complemented by essential vertical circulation such as lift overruns, a fully compliant design would be generally limited to a maximum of three (3) storeys. This scale of development is considered to be a lost opportunity for a growth centre location that is within walking distance of a rail station and immediately opposite significant tracts of open space.

The feasibility of developing land with such high amenity for such a low outcome is also a major deterrent for future realisation of this area as costs of land purchase that have increased with the provision of the new station, parks and community facilities will significantly outweigh the financial benefit of development comprising only three (3) storeys.

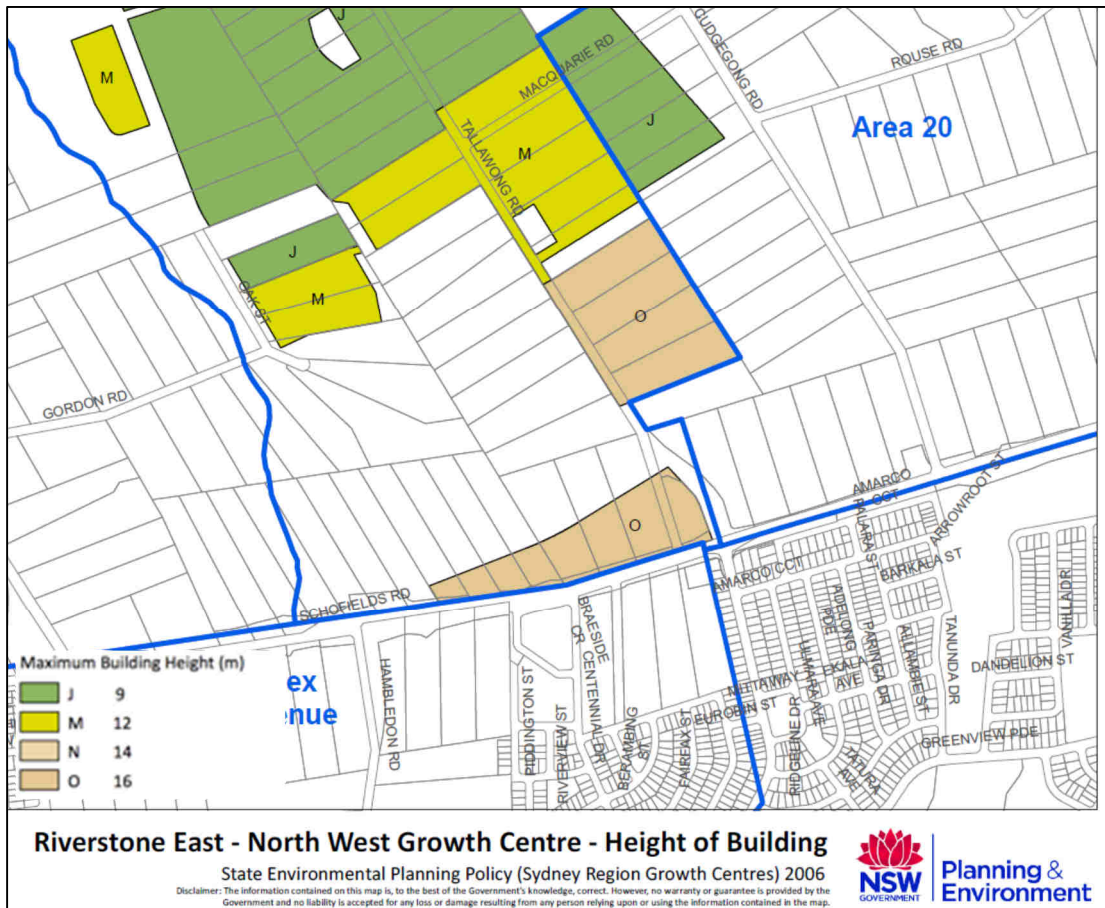
Increased opportunity for larger development up to the next height range, being 14m, would achieve a more suitable urban design outcome that permits economically viable development, creates an urban edge that will define the major sports area, creates improved casual surveillance of the public domain and provide the population to make the new Cudgegong Station viable.

Amending the maximum building height to 14m also creates a more rational transition with the heights provided within the southern end of the Precinct which are proposed to be 16m. Additionally, as the land in question is to the south of lower density zoned land in the north, no solar access issues would result from such an amendment.

We also make the acknowledgement of the Rouse Hill Regional Park, specifically the Rouse Hill House including its view corridors and vista. The proposed increased height will not affect the existing view lines or corridors from the heritage house and thus this significant local attraction will not be compromised.

A draft markup of the recommended Building Heights Map is provided as **Figure 4**.





**Figure 3 – Draft Riverstone East Precinct Height of Buildings Map**



**Figure 4 – Recommended Riverstone East Precinct Height of Buildings Map**

#### 4. Residential Density

The draft Residential Density Map for the Riverstone East Precinct indicates that the land that is the subject of this submission is to have a target of no less than 25 dwellings per hectare (**Figure 5**).

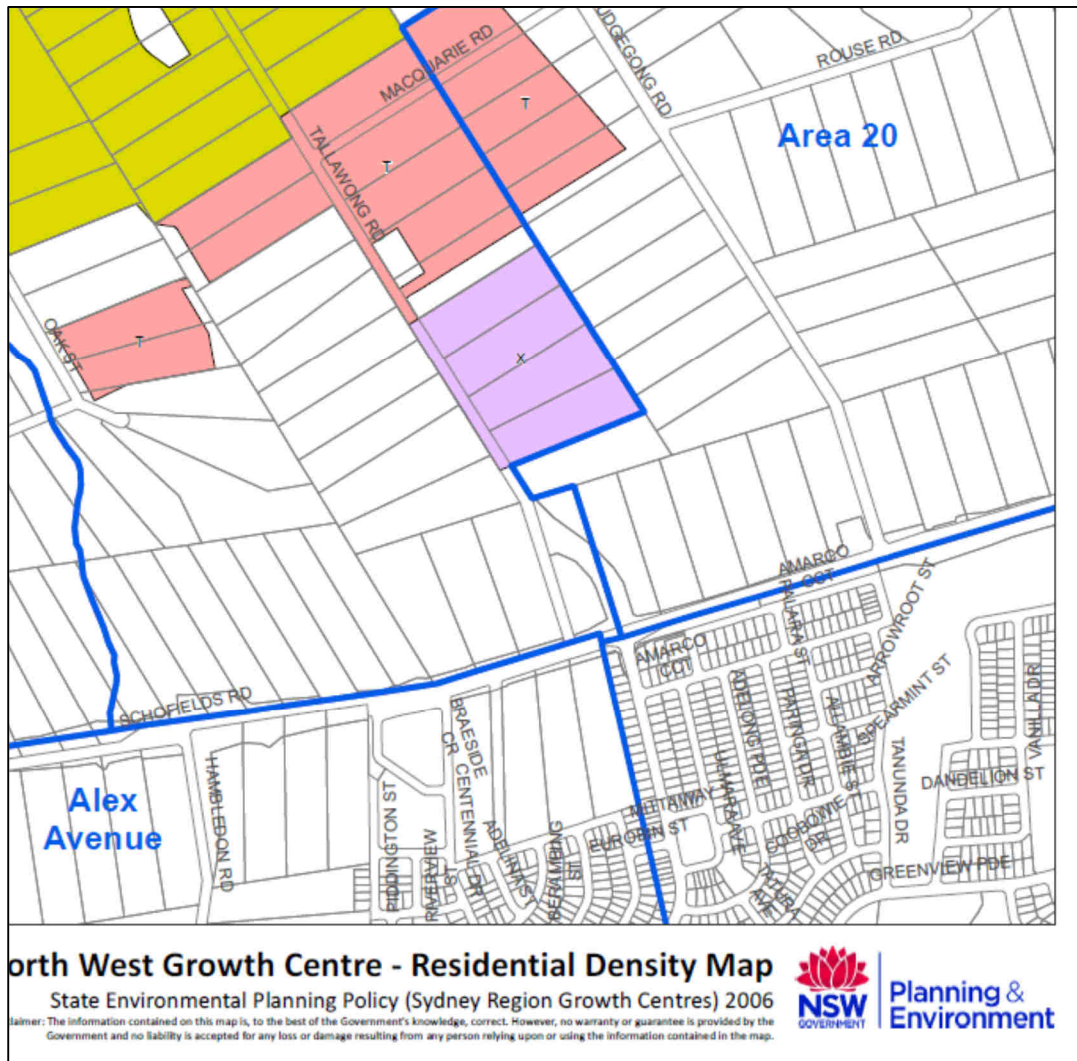
Similar to the justifications provided for the maximum building height above, namely proximity to the railway station and open space, this minimum density target is considered too low for a growth centre area within this level of accessibility and amenity and should be equivalent to the 45 dwellings per hectare target allocated to the land further south.

By increasing the minimum target, the Precinct Plan will acknowledge the important role of the growth centres to accommodate Sydney's growing population in a manner that is sustainable and will deter the types of development that would otherwise be unsuitable for this type of location. Any resulting built form will still need to comply with the numerical controls for setbacks, height (as proposed above), and open space provision to ensure amenity is achieved whilst ensuring important land resources are not lost to underdevelopment.

The nominated 25 dwellings per hectare provides the wrong indication to the community that the intended type of development suitable for this type of position and will encourage lower forms of built form that will inevitably create a situation where the target population numbers will be unachievable. The opportunity to develop this area in a manner that is appropriate in response to the transport and open space opportunities will then not come around for at least another 20-30 years.

We note the subject landowners site area is 20,230 square metres. The nominated increase from 25 dwellings to 45 dwellings per hectare would produce no less than approximately 40 apartments. This has also been made on consideration of the Blacktown Development Control Plan 2015 Residential Flat Building criteria and State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) and Apartment Design Guide. This is consistent with the density objectives of the Growth Centres.

A draft markup of the recommended Residential Density Map is provided as **Figure 6**.



**Figure 5 – Draft Riverstone East Precinct Residential Density Map**



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

## 5. Conclusion

The underlying principles of economic and efficient use of land is paramount to the success of the growth centres and this land that this identified in this submission appears to be earmarked for less than ideal levels of development. Without an increase to the maximum building height and residential density, Riverstone East will have lost a significant opportunity for the economic, logical and sustainable allocation of this resource.

Amendment maps indicating the changes proposed in this submission have also been provided as **Attachment 1**.

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 Building Heights Map and Residential Density Map to achieve more appropriate social, economic and environmental outcomes.

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,

A handwritten signature in black ink, appearing to read 'Rick Alloggia', written over a horizontal line.

Rick Alloggia  
Managing Director  
Invoke Property



## Attachment 1 – Proposed Map Amendments

