

2nd of October 2015

Western Sydney Infrastructure Plan
PO Box 973
Parramatta CBD
NSW 2124

Re: Submission for [REDACTED] Riverstone, as advertised in the Draft Riverstone East Precinct Plan

To Whom It May Concern

This submission has been prepared by [REDACTED]
[REDACTED] on behalf of the landowners [REDACTED]

Note: We do not wish to have our name published.

The subject property has been identified within the Draft Riverstone East Precinct Plan for future residential development. We are generally pleased with the Department of Planning and Environment's draft of the Riverstone East Precinct Plan and are supportive of the proposed rezoning of Medium Density Residential for the subject property.

The property is proposed as zone R3 - Medium Density Residential.
Partly affected by SP2 – Infrastructure – Local Road (SP2). Maximum height (HOB) of 12m, with the dwelling density for the site as 25 per hectare.

The Draft ILP shows the site to have a 3 street frontage, as well as a road proposed through the centre of the property. (See Attachment 1 of the Draft ILP for the location of the property)

This submission focuses on two key elements proposed for the site.
The road layout within the ILP, and the Height of Buildings control within the Growth Centres SEPP.

Road Layout

The Precinct Road Hierarchy in the Draft Development Control Plan for the Growth Centre Precincts identifies that Clarke Street, is proposed to be a Sub Arterial road at the eastern boundary of the site. The property is supported by a ring road that wraps the rear (Western boundary) of the property which serves the property well given that the (Draft DCP) states that there is to be no vehicle entry points to the property via Clarke Street, which indicates that any future developments proposed for this property will not disturb the traffic flow on Clarke Street (being a sub arterial road) entering and exiting the future buildings, therefore all vehicle access should be from the rear of the property via the proposed local ring road.

It is acknowledged that the removal of the centre road from the site requires careful consideration of the associated traffic impacts. Therefore by removing the proposed intersecting centre road it will eliminate further disturbance to Clarke Street, (given that it serves no practical purpose) as well as providing a much better site layout for future developments, allowing potential to provide a scheme that achieves a more desirable outcome for residents and the surrounding public, particularly with better traffic flow on

Clarke Street. An amendment to the ILP is therefore recommended to remove the intersecting centre street from the subject site (See Attachment 2).

With regards to access arrangements, the potential for access off the ring road is not compromised, as it would be able to provide for the on-site resident and visitor parking in accordance with Australian Standards. The centre road would not provide any through traffic functions that are not able to be appropriately provided by the ring road.

Height of Building

The property has been proposed with a HOB Control of 12m. We understand that it is intended that up to four storey development is permitted within the Precinct. Therefore given that a four storey development can occur on this site. It would be more efficient to adopt a 14m height control which allows for a better urban design outcome, and is consistent with other four storey developments recently approved in the region. The site is suitable for a 14m height control given its location fronting the riparian protection area on the Western front, it's within walking distance of future local open space and playing fields, as well as the future village centre.

A 12m height control places significant restrictions on achieving a practical 4 storey development (particularly having regard to the ADG), presenting difficulties leaving little room for architectural variety or for plant and lift overruns. We believe that the advantages presented by the site's location are therefore burdened by this HOB control. A 14m height limit allows for greater flexibility and a practical envelope for the future development.

The certainty of being able to comfortably provide a four storey development in turn helps to provide greater housing diversity within Riverstone East, in line with the Precinct Vision for a mix of housing types for different households, also giving the potential for greater urban design outcomes as future residents will benefit from increased amenity providing more generous apartment dimensions and access to natural ventilation and solar access.

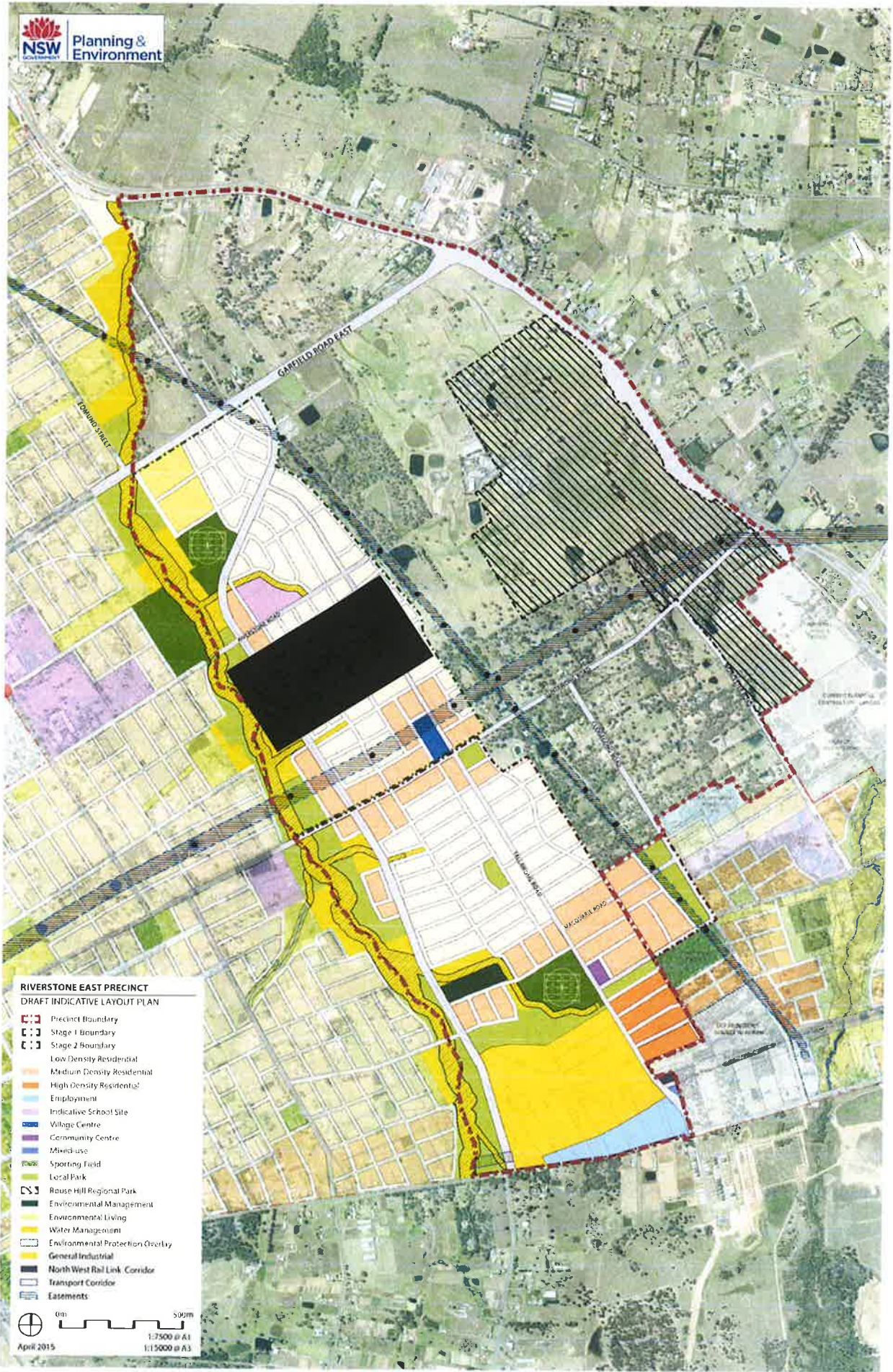
This submission has been prepared with respect to the Draft Riverstone East Precinct Plan, which has been prepared by the DP&E.

Please contact me on [REDACTED] or [REDACTED], if you wish to discuss this submission in more detail. We would also be happy to attend a meeting with representatives from DP&E to discuss the potential of this property.

We thank you for the opportunity to provide a submission and look forward to your response.

Regards,

[REDACTED]



RIVERSTONE EAST PRECINCT
DRAFT INDICATIVE LAYOUT PLAN

- Precinct Boundary
- Stage 1 Boundary
- Stage 2 Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Employment
- Indicative School Site
- Village Centre
- Community Centre
- Mixed-use
- Sporting Field
- Local Park
- Rouse Hill Regional Park
- Environmental Management
- Environmental Living
- Water Management
- Environmental Protection Overlay
- General Industrial
- North West Rail Link Corridor
- Transport Corridor
- Easements

0m 500m
1:7500 @ A1
1:15000 @ A3
April 2015

