



Submission to the Department of Planning and Environment

Proponent: Castle Development Group

Address: 95 Tallawong Road, Rouse Hill (Riverstone East Precinct)

1.0 Introduction:

This report sets out Castle Development Groups submission in response to the exhibited Indicative Layout Plan relating to the Riverstone East Precinct.

Castle Development Group are a major land developer within the North West Growth Centre and seek to develop No.95 Tallawong Road (the subject land) into a medium density residential development.

2.0 Background:

A submission in respect of the subject site together with No.103 Tallawong Road, Rouse Hill has been prepared by Mecone Pty Ltd and relates to the Building of Height control affecting the land and to the two proposed Roads shown in the proposed ILP running though the site in a north south direction.

This submission relates only to the proposed Road shown situated along the southern boundary of the site, adjacent to the proposed RE1 Public Recreation land. Figure 1 (below) identifies the site on the draft Riverstone East ILP.



Fig 1. The area bounded blue is the subject site

3.0 The Site:

The subject site is not flood affected and lies wholly within the bio-certified area of the Growth Centres. The site is not located within a heritage conservation area and no buildings on the site are heritage items. The site has no visual relationship with any heritage items.

4.0 Proposed change to draft Indicative Lot Layout

This submission seeks only to reposition the Road running along the southern boundary of the site so that its centreline coincides with the common boundary of the subject site and the land to the south (the land proposed to be zoned RE1 Public Recreation). This is shown on the figures below.



Fig 2. The Road the subject of this submission



Fig 3. The proposed repositioned Road

5.0 Justification

Positioning the Road wholly upon the subject property is in our opinion inequitable given that half of this road will be the frontage to a Public Recreation Space. The land content and construction costs of the southern part of this Road provide a material public benefit to the community and on this basis, the Road should be shifted 8m south so that the southern portion of the Road falls within the land to be acquired by Council for Local Open Space purposes. As shown in the below figure

(draft SEPP Land Reservation Acquisition Map), the current proposal is to leave the Road out of the acquired area.



Fig 4. Excerpt of the SEPP Land Reservation Acquisition Map with the site shown in blue.

We believe that the positioning of Roads such that their centrelines coincide with property boundaries is a guiding principle in the preparation of Indicative Layout Plans. There appears to be no traffic related issue precluding the application of this principle to the subject land. The western portion of the Road requires a bend in any case and the eastern end of the Road has a better Road stagger treatment if the Road is shifted according to this submission.

6.0 Conclusion

We believe that our request to have the ILP Road aligned along the south of the site repositioned is not unreasonable and ask that this request be considered carefully.

We thank you for the opportunity to submit a submission with respect to the exhibited documents. Should you wish to discuss the above, please feel free to contact the undersigned. We would be please to discuss the above in person or by phone.

Yours Faithfully,

Aaron Gray

Town Planner