

RIVERSTONE EAST SUBMISSION ON DRAFT PLAN AND WORKING DRAFT

Thank you for providing the draft plans for stages 1 and 2 and more particularly the working draft plan for stage 3 where my property is located.

Stages 1 and 2 appear to provide a good balance of housing types though the small area of very low density housing seems fronting Garfield Road and backing on to a sporting field seems scarcely worth the designation.

I will concentrate on the stage 3 working draft as this is the area I am most familiar with and have the greatest interest in.

My property is at 90 Guntawong Road (northern side) near the intersection with Cudgegong Road. (Lot 154 DP 208203). Towards the rear of the block your working draft shows it as affected by your water management plan. I assume at this early stage this will become a green zone free of housing.

I agree with the general direction of the working draft in using this zone 3 land for residential housing of either low density housing or townhouse development. This area is ideal for this purpose for the following reasons:

It is sited between the major transport links provided by the bus service along Windsor Road, and the very soon to be completed Northwest Metro which will terminate at Cudgegong Road Station, so transport is available.

The area is currently served by excellent retail facilities at the nearby Rouse Hill Town Centre, and a range of medical and dental facilities are available at the even closer Rouse Hill Village Centre. Further large shopping Centres are already planned in the area a few kilometres distant.

There is already a well established private school- (Rouse Hill Anglican College)- at the intersection of Rouse and Worcester Roads, and possibly a future Sikh school may be built in Tallawong Road.

There is already substantial investment in infrastructure in the area. A gas main has already been laid along Guntawong Road, and the NBN optical fibre cable is also laid in Guntawong Road and connected to my home. There is also a water reservoir located a few hundred metres uphill in Cudgegong Road.

The long colonial history of the area most prominently evidenced by Rouse House which is at the Windsor Road end of Guntawong Road is another reason

to use this area for predominantly residential housing. It would be a travesty to utilise it for any activities that would detract from the value of this heritage

Finally the extensive parkland embodied in the Rouse Hill Regional Park together with the proposed (very much larger) extension envisaged north of Guntawong Road extending north along Windsor Road provides an incredible benefit to residents in future residential housing in Riverstone East.

My main reservation regarding the Working Draft is related to the parkland aspect. There appears to be an over provision of sporting fields and additional parks over and above the already massive extent of the regional park. Where I and others live in Guntawong Rd we are surrounded by the Regional Parklands behind our properties and there is another proposed park (adjoining an indicative school site) on the corner of Guntawong and Cudgegong Roads. This I can understand yet there is yet another small park placed between the regional park and this Cudgegong corner park, which seems an excessive provision considering that there are water management zones traversing several properties north of Guntawong, as well as an electricity easement running more or less at right angles.

There will be more than an adequate allotment of green spaces in these areas! I would ask the Planners to think about the totality of green non residential spaces, as Riverstone East stage 3 is already abundantly provided for. It seems irrational to add unduly to the parkland at the expense of provision of more housing blocks in an area eminently suited to housing development for the reasons given above.

Thank you for the opportunity to view and comment on the Working Draft for Stage 3. As most of my comments are positive I would urge the development of this stage 3 be brought forward to take advantage of the many positive aspects the area already has.

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