



8 October 2015

Roads and Maritime Reference: SYD15/01048
DP&E Ref: N/A

Director
Housing Land Release
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Paul Robilliard

Dear Paul,

PLANNING PROPOSAL – DRAFT RIVERSTONE EAST PRECINCT PLAN

I refer to the Department of Planning and Environment's correspondence dated 14 August 2015 regarding the public exhibition of the subject Planning Proposal which was forwarded by Transport for NSW (TfNSW) to Roads and Maritime Services for comment.

The proposal seeks to make changes to planning controls and land uses and outlines the planned provision of new infrastructure to support urban development for Stage 1 and 2 that include:

- Potential new site for a Primary School;
- More than 3,200 new homes;
- Land for a Neighbourhood Retail Centre and Employment;
- The staged release of land based upon the availability of infrastructure;
- Changes to the Blacktown City Council Growth Centre Precincts Development Control Plan.

Roads and Maritime have reviewed the Planning Proposal and raise **no objection** to the abovementioned amendments to the planning controls associated with the Planning Proposal subject to the following issues listed below being satisfactorily addressed:

1. The Department of Planning and Environment is to ensure that the integrity of all existing Roads and Maritime reservations (shaded blue, as indicated by the red circle on the attachment) are identified on the land zoning map.
2. This precinct forms part of the larger North West Growth Centre (NWGC) and once zoned will be subject to the Environmental Planning and Assessment Amendment (Special

Roads and Maritime Services

Contributions Area - Western Sydney Growth Areas) Order 2011. Therefore, if zoned today it would be subject to the order and Special Infrastructure Contributions (SIC) would be applicable to development within the subject area. Roads and Maritime's concern is that Special Infrastructure Contributions are based on a 'developable hectare area' and the North West Growth Centre structure plan was based on an average density of 15 lots/ha. Perusal of the current proposal suggests that densities of around 25 lots/ha for Stage 1 are likely. If this is carried through (in the future) to Stage 3 of the Precinct then a far greater population will be realised than what was previously planned for the Riverstone East Precinct. Therefore it is requested that consideration be given to this precinct being funded as follows.

- Development up to 15 dwellings/ha to be covered by SIC, and
 - Development in excess of 15 dwellings/ha be covered via a planning agreement to provide contributions and/or works in kind.
3. Funding mechanisms to support the recommended road / transport based infrastructure are to be identified and entered into 'prior to the making of the plan' to ensure local and regional transport/road facilities are not compromised.
 4. The Transport Study (page 34) notes that Guntawong Road should be designed so as to minimise the level of severance and enhance north-south connectivity through Rouse Hill Regional Park by narrowing Guntawong Road to two lanes between Windsor Road and Worcester Road. However, it is understood that the Department of Planning and Environment are collaborating with TfNSW to develop the North West Growth Centre Structure Plan Review. This draft review is understood to have designated Guntawong Road as a Collector Road.

Table 3 of the Transport Study identifies the road carriageway for a Collector Road as being (12m or 13m if a bus route) which means that it is capable of providing four traffic lanes.

Therefore, to ensure the functional capacity of Guntawong Road is not compromised through the Rouse Hill Regional Park it is recommended that TfNSW further discuss a cross section requirement and / or suitable crossing facility which satisfactorily address the functional capacity of Guntawong Road whilst facilitating north-south connectivity of the Regional Park.

5. The Growth Centres Development Code identifies Collector Roads requiring a typical road corridor cross section of 18m. However, Figure 4-4 of the draft Blacktown City Council Growth Centre Precincts Development Control Plan (Schedule 7 – Riverstone East Precinct) identifies a Collector Road corridor cross section of 20m. RMS considers the 18m corridor to be insufficient to accommodate potential 'shared paths' and would prefer 20m.

It is recommended that the Department of Planning and Environment incorporate a 20m wide corridor width for collector roads within the Riverstone East Precinct as this would be in line with best practice applied within the Blacktown Local Government Area.

6. Figure 23 of the Transport Study identify future intersection traffic control at a number of intersections within the precinct. Roads and Maritime does not support the proposed new signalised intersection at Hambledon Road North (Clarke Street) / Tallawong Road and recommends that this proposed new intersection should operate as a dual-lane circulating roundabout as this would provide more effective access to/from the proposed low density residential area.

7. The installation of any new traffic signals within the precinct is dependent on the proponent satisfactorily demonstrating that general warrants in accordance with Roads and Maritime requirements for Traffic Signal Design – Section 2 Warrants can be met.
8. With respect to the proposed Schofields Road access to the B6 – Enterprise Corridor land located next to the Sydney Metro Stabling yards, and subject to further detailed traffic analysis, and a safe / appropriate location being selected, Roads and Maritime would not object to a left-in / left-out driveway access along the northern side of Schofields Road (between Hambledon Road and Tallawong Road).

Note: Whilst not part of the current Riverstone East Precinct Stage 1 or Stage 2 road network, the Department of Planning and Environment is advised that Hambledon Road North (between Garfield Road and Windsor Road) would be provided as a collector road (as indicated within the Proposed Road Hierarchy for the North West Growth Centre Structure Plan Review).

Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: Andrew.Popoff@rms.nsw.gov.au

Yours sincerely,



Greg Flynn
**Manager Strategic Land Use
Network & Safety, Sydney**

