JOHN HONG

6 OAK STREET SCHOFIELD
Review of Draft Open Space Zoning
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6 OAK STREET SCHOFIELDS
REVIEW OF DRAFT OPEN SPACE ZONING

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</tr>
</tbody>
</table>

Note: This document is Preliminary unless validated.
# TABLE OF CONTENTS

1. BACKGROUND 6  
   RIVERSTONE EAST DRAFT PRECINCT PLAN EXHIBITION 7

2. THE SITE 10  
   LOCATION AND CONTEXT 11  
   DESCRIPTION OF THE SITE 11

3. PLANNING CONTEXT 12  
   NORTH WEST GROWTH PRIORITY AREA 13  
   RIVERSTONE EAST PRECINCT 13  
   LAND USE AND INFRASTRUCTURE DELIVERY PLAN 14  
   NORTH WEST RAIL LINK RAPID TRANSIT FACILITY 16

4. DRAFT PRECINCT PLAN 18  
   RIVERSTONE EAST DRAFT PRECINCT PLAN EXHIBITION 19  
   PROPOSED OPEN SPACE FRAMEWORK 19  
   ASSESSMENT OF PROPOSED OPEN SPACE AT 6 OAK STREET 22  
   CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN 23  
   SITES THAT WOULD BETTER MEET OPEN SPACE PLANNING OBJECTIVES 27

5. POTENTIAL ALTERNATIVE SITES 26  
   ASSESSMENT OF ALTERNATIVE SITES 30  
   CONCLUSION AND RECOMMENDATIONS 33

6. APPENDIX 34  
   REFERENCES 35  
   CONSULTANT TEAM 36
1. BACKGROUND

This Report has been prepared in support of a submission to the Department of Planning and Environment (DP&E) in response to the exhibition of the draft Precinct Plan for Riverstone East (the Precinct), in the North West Priority Growth Area.

The report was commissioned by John Hong, son of Jong and Min Hong who own the property located at 6 Oak Street, Schofields (the site), within the Precinct.

RIVERSTONE EAST DRAFT PRECINCT PLAN EXHIBITION
The site is located in the Riverstone East Precinct, in the Blacktown Local Government Area (LGA). The draft Precinct Plan for the Precinct was on public exhibition until 18 September 2015. Following the exhibition period DP&E is currently considering the planning proposal and any submissions received.

This report provides supplementary information to support the submission by John Hong in respect of the site, dated 18 September 2015.
PURPOSE OF THIS REPORT
Under the Riverstone East Draft Precinct Plan, the site is proposed to be rezoned to RE1 Local Open Space. The purpose of this report is to review the proposed rezoning for the site and to comment on the suitability of the land for open space, from an open space planning perspective.

This work builds on earlier work undertaken by CLOUSTON Associates - refer section ‘Other Studies’. This work identified a number of concerns regarding the design of the opens space framework proposed for the Precinct.

PROJECT OBJECTIVES
The objectives of the report are to
• Building on CLOUSTON’s earlier work, assess the proposed open space zoning of the site against the open space planning principles adopted for the Precinct.
• Identify the respective strengths and weaknesses of locating open space on the site.
• Discuss alternative sites for open space and assess their potential merits based on best practice open space planning principles and the shortcomings identified for open space at 6 Oak Street.

Project Tasks
Preparation of this report involved:
• Review of relevant project-related studies and reports including exhibition documents and public submissions published on the DP&E website.
• Comment on the proposed open space for the site, drawing on CLOUSTON’s extensive experience and knowledge in best practice open space and recreation planning and design.
OTHER STUDIES
This Report builds on the findings of a report prepared by CLOUSTON Associates for Tony and Vilma Concato, at 87 Tallawong Road, Rouse Hill, the “87 Tallawong Road, Rouse Hill. Review of Proposed Rezoning OPEN SPACE Planning Report” (TRR).

The TRR undertook a comprehensive review of the proposed open space framework for the Riverstone East Precinct. It further undertook an analysis of the precinct to recommend a number of sites considered more suitable for public open space.

In addition, the owners of the site commissioned the following reports that provide the relevant context and background.

- The Submission to Riverstone East Draft precinct Plan Exhibition prepared by John Hong on 18 September 2015: “Opposition to the re-zoning of 6 Oak Street, Schofields NSW 2672 as RE1 Land”

- The submission on the “Draft Plan for Riverstone east, 6 Oak Street, Schofields”, prepared by JBA Urban Planning Consultants on 16 September 2015.
THE SITE

6 Oak Street, Schofields
2. THE SITE

LOCATION AND CONTEXT
The site is located at 6 Oak Street, Schofields. The property is also known as Lot 30 in DP 39341. The site is situated in the Riverstone East Precinct (refer Figure 1 and 3), in the area designated as the first Stage for release.

The site is currently zoned RU4 Primary Production under the Blacktown Local Environmental Plan 2015 (BLEP 2015). It is approximately 2 hectares in area.

As discussed by JBA 2015, the site is not subject to major environmental constraints.

DESCRIPTION OF THE SITE
The site is a irregular shaped rural lot on the eastern side of Oak Street, opposite of Gordon Road. It has a road frontage of about 74m and is approximately 285m deep, running in an east-west direction.

The site currently features a residential dwelling and a number of outbuildings. The site used to be a commercial vegetable farm. As a result it is largely cleared. A number of scattered remnant trees remain largely at the southern and eastern boundary.

Surrounding the site are similarly sized rural lots. The landscape is generally undulating and consists of a mix of pastures and remnant trees, agricultural uses, rural residential living and stands of native vegetation remnants.

The land to the north of the site appears to be used for market gardening. The land adjoining on the southern side has been resumed for the construction of the North West Rail Link Rapid Transit Facility (NWRLRTF).

FIGURE 1: Site Location (source: JBA 2015)
North West Growth Centre Structure Plan - 3rd edition (source: Growth Centres Commission)
3. PLANNING CONTEXT

NORTH WEST GROWTH PRIORITY AREA
The site is situated in the Riverstone East Precinct. The Riverstone East Precinct is one of 16 precincts which constitute the North West Growth Priority Area, NWGPA (formerly the North West Growth Centre) - refer Figure 2. The NWGPA is accommodating major residential growth in the Sydney Metropolitan Area and is expected to continue to do so for a further 25 years.

To date, eleven precincts have been rezoned, including the five precincts immediately adjoining the Riverstone East Precinct: the Riverstone, Alex Avenue, Area 20, Box Hill Industrial Estate and Box Hill Precincts.

RIVERSTONE EAST PRECINCT
The Riverstone East Precinct is bound by Windsor Road, First Ponds Creek, Schofields Road and Area 20 (Cudgegong Road Precinct). The Precinct is proposed to be released in three stages. The site is located within Stage 1, bound by Schofields Road, Cudgegong Road, Guntawong Road and First Ponds Creek.

The Riverstone East Precinct is expected to deliver in the order of 5,800 new homes, 1,800 of which will be delivered in Stage 1. This correlates to an approximate population of 5,100 for Stage 1, and 15,900 in total.

FIGURE 2: Precincts in the North West Growth Priority Area (source: DP&E 2014)
LAND USE AND INFRASTRUCTURE DELIVERY PLAN

Together with the Draft Indicative Layout Plan (ILP), the “Land Use and Infrastructure Delivery Plan” (LUIDP) prepared by DP&E summarises the planning context, planning process and key development outcomes proposed for the Riverstone East Precinct.

The LUIDP further outlines the vision, objectives and planning principles for the Precinct. It is for “sustainable development of housing to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure” (p. 8).

The planning principles of relevance to public open space are (refer p. 8)

Public Domain and the Natural Environment

• A public domain framework of streets and open space that creates a connected network linking places within and adjoining the Precinct, particularly along First Ponds Creek, and to Rouse Hill Regional Park and Cudgegong Station.

• A strong neighbourhood structure focused on a local centre and social hubs. Residential neighbourhoods have open space activity nodes within walking distance of 400 metres of most homes.

• Local and neighbourhood parks take advantage of and retain key environmental features, including high points, views to surrounding areas, creeks and areas of existing vegetation.

• First Ponds Creek will be integrated with the drainage and open space network to create a spine with passive recreation and connectivity opportunities.

• Areas of biodiversity value are protected within the riparian corridor and flood prone land, mostly through a Public Recreation or Special Use zone; and

• Areas of Aboriginal cultural heritage importance are also largely protected within the environmental corridor and open space network.

Transport and Access

• A hierarchy of roads that ensures efficient movement of vehicles and pedestrians around the Precinct, minimises conflicts between through and local traffic and residential amenity.

• The street and open space networks respond to the site’s historic landscape context topography, regional and local views, existing watercourses and vegetation.

• The layout promotes walking and cycling generally with convenient and safe connections throughout the local area and to open space and activity centres.

• Local streets are located adjacent to the open space and riparian corridors to provide activity and surveillance and to take advantage of the amenity these areas will provide.
FIGURE 3: Draft Indicative Layout Plan for Riverstone East (source: DP&E 2015c)
NORTH WEST RAIL LINK RAPID TRANSIT FACILITY
The North West Rail Link Rapid Transit Facility (NWRLRTF) is located on the site bound by Tallawong Road, Schofields Road and First Ponds Creek. It will provide a specialised train stabling and maintenance facility for the North West Rail Link. It is currently under construction.

The facility will have capacity for 20 automated, metro trains, providing stabling for up to 45 trains and maintenance facilities for 76 trains.

The approved design of the Facility is shown in Figures 4 and 5.
FIGURE 4: NWRLRTF - plan of approved development (source: Sydney Metro Northwest 2015)

FIGURE 5: NWRLRTF - artist’s impression showing interface to proposed open space (source: Sydney Metro Northwest 2015)
Riverstone East Draft Indicative Layout Plan (source: DP&E 2015b)
4. DRAFT PRECINCT PLAN

RIVERSTONE EAST DRAFT PRECINCT PLAN EXHIBITION
The draft Precinct Plan for the Riverstone East Precinct was recently publicly exhibited, together with amendments to the precinct planning for Area 20 (Cudgegong Road Precinct). Public submissions were received by DP&E until 18 September 2015.

The Draft Indicative Layout Plan is the main drawing illustrating the proposed development outcomes (refer Figure 3).

Summary of Key Proposals
Based on the documents exhibited during the public exhibition period, the following are the major outcomes proposed for the site (refer Figure 3):

- The site is proposed to be rezoned RE1 Local Open Space.
- The site would form part of a larger open space area between Oak Street and Tallawong Road, including two playing fields and a drainage corridor. In addition to 6 Oak Street, it would include the properties at 67-87 Tallawong Road and a small portions of the properties at 14 Oak Street. It would be the major open space delivered during Stage 1.
- The site would form part of an east-west open space link between First Ponds Creek and Cudgegong Road.
- The site will be located between the NWRLRTF to the south and R3 medium density residential land to the north, with a permitted building height of up to 12m (4 storeys), and up to 25 dwellings per hectare.
- Tallawong Road and the proposed Clarke Street extension will comprise the two major roads linking north-west to south-east through the Precinct. They are proposed to be classified as sub-arterial roads.

PROPOSED OPEN SPACE FRAMEWORK
The open space framework proposed by the ILP was subject to a comprehensive review during the preparation of the TRR.

As outlined in the TRR, the drivers for the design of the open space framework are outlined in the “Social Infrastructure Assessment. Riverstone East Precinct” report (SIAR), prepared by Elton Consulting for DP&E.

Open Space Requirements and Principles
The SIAR outlines the open space and other social infrastructure requirements of the precinct, based on the anticipated future population. It summarises the guiding documents and parameters that inform both the quantum and design of the open space system.

As summarised in the TRR, the SIAR further identifies the principles and objectives for the design of the open space system. Core principles include

- Integration and Co-location to create community ‘hubs’
Multi-use and activity-generating
Accessibility and Equity of Access
Connectedness
Timely Delivery
Quality and Quantity
Safety and Security
Sustainable and targeted at local need

The TRR found that these principles reflect a wide range of adopted State and local government policies. Further, they were found to be generally consistent with currently accepted best practice in planning for open space provision.

Assessment of ILP against Open Space Planning Principles

The TRR found that, while the open space network proposed in the Draft ILP demonstrates a degree of consistency with the adopted open space planning principles, there are also a number of areas where the network falls short or could be further improved, in particular in terms of open space integration with surrounding land uses.

There are a number of areas in which the proposed open space framework was found to have potential to perform better. They are:

• The open space network between Oak Street and Cudgegong Road falls short of providing a link to Second Ponds Creek and the Area 20 Town Centre.
• The majority of open space is concentrated along the edges of the Precinct, and peripheral relative to residential areas. The majority of residents would have to cross major roads to access open space including the sub-arterial Clarke Street and the local collector Tallawong Road. With a width of 35m and 20m respectively, these roads would provide a major barrier to pedestrian movement - refer Figures 6 and 6.
• The peripheral location of much of the open space limits the potential user catchment and reduces passive surveillance with potential flow-on effects on safety and security.
• The proposed community centre is separated from open space by a major collector road, removing the potential for activities to spill over into the parklands - refer Figure 3.
• There is limited diversity of public open space, with the vast majority of open space associated with riparian corridors. Conversely, much of the open space is linear in character, limiting its flexibility to accommodate different uses.
• There is no major open space associated with the Village Centre and higher density precinct along Guntawong Road.
The major open space in Stage 1 is proposed between Oak Street and Tallawong Road in the southern part of the Precinct. It features two sports fields. No road is proposed along its southern edge, reducing access and passive surveillance, with potential implications for safety and security in this part of the park.

The NWRLRTF is an inaccessible and impermeable land use that will be a major barrier to access and movement in the southern part of the Precinct. There are no opportunities for integration with adjoining land uses.

The location of the major open space and local sportsfields adjoining the NWRLRTF reduces the potential catchment of the park, as there would be no access from the south. Better land use and open space and recreation planning outcomes would be achieved if the park were surrounded by a predominantly residential catchment.

In addition, a number of specific issues have been identified for the proposed open space at 6 Oak Street. They are discussed in the following section.

FIGURE 6: Proposed cross section of Clarke Street (source: DP&E 2015b)

FIGURE 7: Proposed cross section of Tallawong Road (source: DP&E 2015b)
ASSESSMENT OF PROPOSED OPEN SPACE AT 6 OAK STREET

This report assesses the suitability of locating public open space (land zoned RE1) on the site at 6 Oak Street. The site is currently proposed to be part of the major open space and sporting fields proposed to be delivered during Stage 1 of the Riverstone East Release.

In its review of the proposed open space framework, the TRR identified a number of weaknesses in respect of the proposed open space site. Key areas of concern are:

1. Access
2. Integration
3. Passive Surveillance and Safety

Access

Based on the Draft ILP, access to the proposed park is sub-optimal. Specific issues include:

- The park is located at the edge of the Precinct adjoining the NWRLRTF. It has only a minor residential interface, limiting ready access from residential streets. Many residents would have to cross major roads to access the park, including the 20m wide local collector Tallawong Road. With four lanes of traffic including buses, it would provide a major barrier to pedestrian movement - refer Figures 6 and 7.

- No road is proposed along the park’s southern edge. The result is a significant length of park boundary where no access is possible. This reduces the ability of people to access and enjoy all sections of the park, and is inconsistent with the vision and principles identified in the LUIDP.

- The lack of an access road on the southern side places increased pressure on other roads to provide park access and accommodate parking demand. As Tallawong Road and Clarke Street would be major sub-arterial roads, access would be concentrated along residential streets on the northern side of the park. Given the likely intense use of the park due to the high demand for sportsfields, the concentration of vehicular movements and parking along one park edge increases the potential for conflict with adjoining residents.

Integration

A number of factors limit the degree of integration of the park with the surrounding urban fabric. They include:

- The location of the major open space and local sportsfields adjoining the NWRLRTF reduces the potential user catchment of the park. Better land use and open space and recreation planning outcomes would be achieved if the park where surrounded by a predominantly residential catchment. This would enable users to access the park from all sides.

- The park immediately adjoins the NWRLRTF. Approved plans for the Facility indicate that the site will be substantially elevated above the parklands - refer Figures 4 and 5. Access to the park from the south will therefore not be possible. The result is a lack of integration between adjoining land uses, resulting in an incoherent urban structure.
Passive Surveillance and Safety
Parts of the park would likely have limited passive surveillance, for the following reasons:

• The peripheral location of the park relative to residential areas limits the potential user catchment and reduces passive surveillance with potential flow-on effects on safety and security.

• The only building along the interface of the NWRLRTF and the park will be a substation. This building will generate very limited activity and is far set back from the site boundary. Together with the significant level change between the NWRLRTF and the park, the NWRLRTF is a land use that offers no passive surveillance of the park.

This may result in the park feeling unsafe and failing to attract users, thereby falling short of realising its recreational potential. Conversely, open space with poor passive surveillance has the potential to attract undesirable behaviour.

• The lack of an access road along the park’s southern edge limits access and results in a lack of casual and passive surveillance for much of the park’s southern extent.

Planning for passive surveillance is a key factor in creating safe environments. Its lack has potential implications for safety and security in this part of the park.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN
The issues identified above indicate that the location and the design of the park as currently shown presents a number of concerns that are able to be addressed through urban planning and design.

The principles of Crime Prevention Through Environmental Design (CPTED) have been developed as a means to assist urban planners, designers, policy markers and public open space managers to reduce opportunities for crime through an integrated strategy incorporating social, environmental and community development strategies.

CPTED principles have been adopted across Australia including by the governments of the ACT, Queensland and NSW through its Safer By Design program. A range of other agencies such as Landcom have developed public open space design guidelines that incorporate these principles.

From an open space planning and design perspective at the strategic level, the key CPTED principles are Land Use and Activity Mix, Activity Generation and Natural Surveillance.

Land Use and Activity Mix
Compatible mixed uses of areas should be developed to encourage activity, informal surveillance and contact among people during the day and evening.

Public space has little vitality when there are no surrounding buildings, or when surrounding uses are buildings that don’t generate activity, or are closed at night and on weekends. CPTED recognises the importance of providing a mix of uses capable of providing safe
havens and legitimate activity, especially pedestrian activity. Collocation of pedestrian, cycle and vehicular movements systems to encourage maximum surveillance of public areas is one key factor.

Another way to encourage greater use and “ownership” of public spaces is to develop land use mixes that offer opportunities for pedestrian activity, as well as offer potential for cultural or recreational activities.

**Activity Generation**
Activity generators are features that contribute to creating local activity, such as playgrounds, benches, picnic areas and kiosks. They function by generating increased use, social interaction and cohesion. At the same time they lead to an increase in passive surveillance, reducing opportunities for crime.

**Natural Surveillance**
Natural or passive surveillance involves the casual or incidental observation of people and public spaces by people as they go about their daily lives, as opposed to formal surveillance which may be conducted by police or security guards. It is seen as an ideal form for crime deterrence because offenders think they will be seen.

Key factors that deliver natural surveillance are clear sight lines, co-location of movement systems with public areas to increase use and enable police to survey premises from a vehicle, overlooking by building windows and establishment of community focal points that facilitate social interaction.

**SUMMARY**
The designation of 6 Oak Street as public open space (RE1) has the potential to achieve sub-optimal outcomes from an open space planning and design perspective.

The incorporation of CPTED principles in the planning stages has the potential to offer avenues for refining the location of open space to deliver safer and better community outcomes. The following section provides an overview of potential alternative outcomes.
5. POTENTIAL ALTERNATIVE SITES

The TRR identified a number of opportunities to improve the proposed open space framework, based on the open space design principles identified in the SIAR.

In addition to open space planning principles, physical constraints and requirements were considered to provide criteria for the selection of suitable open space sites. An analysis of the Precinct was undertaken to identify sites that would deliver better open space outcomes overall and in particular in the identified areas of under-performance of the Draft ILP.

The matters considered included Topography, Flooding, Size, Street Access, Integration with Natural Systems, Equity of Open Space Distribution, Proximity To Other Community Infrastructure, as well as Delivery and Funding.

SITES THAT WOULD BETTER MEET OPEN SPACE PLANNING OBJECTIVES

The site analysis identified a number of sites that would perform better as open space than the location of the major open space and sportsfields shown on the Draft ILP - refer Figure 8.

FIGURE 8: Alternative sites overlaid with ILP (source: CLOUSTON 2015)
These sites meet the majority of the identified site selection criteria, including open space planning principles and physical site selection criteria. The sites are located within the Stage 1 area of the Riverstone East Precinct, in order to maintain the quantum and timing of open space delivered as part of Stage 1.

**Equity of Access to Sportsfields**

In the process of the site analysis, a gap in access to sportsfield was identified for a large part of the adjoining Riverstone Precinct - refer Figure 9. A large number of residents in the eastern part of the Riverstone Precinct would be located significantly further than the recommended maximum distance to a local sportsfield. This has the potential to undermine state and local government policies and initiatives towards healthy and active living.

The identified sites offer a significant opportunity to compensate for the gap in sportsfields provision in the Riverstone Precinct.

**Delivery and Funding**

The SIAR has identified that existing Section 94 Contribution Plans will have limited capacity to fund the open space. This may affect Council’s ability to acquire public open space land in a timely fashion, as well as its ability to develop open space with the required recreation infrastructure and facilities to meet demand.
Selection of sites for open space that are already in government ownership may have the potential to reduce the open space acquisition cost. Savings on land acquisition offer the opportunity to direct limited available funds to develop open space to a standard consistent with the identified community needs.

Land ownership transfers may also be more easily achieved to match the timing of development of the Precinct, to ensure open space and recreation infrastructure is available to future residents in a timely fashion. This would enable the government to meet its commitment of infrastructure being in place upfront.

Figure 10 illustrates that there is a major government land holding located at the corner of Clarke Street and Guntawong Road, comprising of Lot D DP407863 (201 Guntawong Road, Schofields), Lot X DP416187 (Kensington Park Road, Schofields) and Lot F DP407863 (34 Oak Street, Schofields NSW 2762).

FIGURE 10: Government owned land holding (source: Google Maps)
ASSESSMENT OF ALTERNATIVE SITES
The following assessment of alternative open space sites complements the discussion of these sites in the TRR. The TRR had identified a series of benefits of the alternative sites, relative to the Draft ILP open space framework.

This section assess how the alternative sites perform against the identified shortcomings of the proposed open space at 6 Oak Street, including against CPTED principles in respect of
• passive surveillance
• land use, activity mix and activity generation, and
• integration and access.

Land Use and Activity Mix and Activity Generation
A compatible mix of uses of areas should be developed to encourage activity, informal surveillance and contact among people during the day and evening.

Site 1
Site 1 is located in close proximity to the proposed village centre along Guntawong Road, and with good street access. Given higher densities and commercial and community facilities, this area is likely to generate activity. An open space in this location would complement this activity, to create a community and social hub consistent with the vision for the Precinct, as per the LUIDP.

Site 2
Site is located at the heart of a residential neighbourhood. This is a highly compatible land use and the site would provide a focal point for neighbourhood and community activity.

The location of a park in this site would be consistent with the Precinct vision of residential neighbourhoods with open space activity nodes.

Site 3
Site 3 would be relatively isolated from compatible land uses as it would be located adjoining an ‘Environmental Management’ area consisting of a dense stand of remnant vegetation. This would be unlikely to generate high levels of activity. Together with the low levels of activity generated by the NWRLRTF, this would result in a park that would be relatively remote to activity centres.

Natural Surveillance
Natural or passive surveillance involves the casual or incidental observation of public spaces made possible by clear sight lines, co-location of movement systems with public areas including public roads.

Site 1
Due to the site’s location adjoining the Guntawong Village Centre and high density residential areas, the area is expected to be busy with the movement of many people including residents and visitors to the town centre. This will generate a high degree of incidental and passive surveillance.
Similarly the sub-arterial Clarke Street straddles the site and will be the main road link through the Precinct. With four lanes of traffic including buses it will provide good passive surveillance of the Site both during the day and evening/night.

Site 1a would have an even higher degree of passive surveillance than Site 1b, as it would be surrounded by activity generating land uses on all sides. The location of Site 1b adjoining First Ponds Creek would not generate any passive surveillance from the western boundary.

Site 2
Site 2 is located at the heart of a residential neighbourhood. The residential houses surrounding the park would provide good passive surveillance night and day. In addition, the site would border Tallawong Road. As a major four lane collector road and featuring a bus route, this would provide additional passive surveillance day and night.

Site 3
The adjoining ‘Environmental Management’ area is poorly compatible from a passive surveillance point of view. Low levels of activity would offer no passive surveillance of the park and dense existing vegetation would block views to the park from surrounding areas.

Integration and Access

Site 1
The Site would achieve a high level of integration with the planned urban structure for the Precinct, in particular Site 1a which would be surrounded by residential development, including high density residential and the Village Centre.

The local street network would facilitate safe and easy access from residents immediately surrounding the park, as well as from the geographic centre of the Precinct between Guntawong Road, Clarke Street, the NWRLRTF and Tallawong Road. It would be well located to serve the majority of residents in the Stage 1 area.

The proposed Clarke Street extension would provide good access for people travelling further and accessing the site by car.

Site 2
The site would achieve a high level of integration with surrounding urban areas, offering significant potential to develop into a neighbourhood hub and centrally located community meeting and recreation place.

The geographic location of the Site in the centre of Stage 1 of the Precinct would make it the primary recreation destination for the majority of residents.

It would be easily and safely accessible from residential streets, without the need to cross major roads, including immediately streets adjoining the park and residential streets in surrounding areas.
Site 3
Site 3 would only have a small residential catchment from the south, as it would be separated from residential areas to the north by the ‘Environmental Management’ land and the drainage reserve. It would therefore perform less well from an integration perspective than Sites 1 and 2.

Due to the proximity of the NWRLRTF to the south, there would be a limited residential catchment near the site. It would therefore be easily accessible by a smaller number of people, relative to Sites 1 and 2.

East-West Connectivity
A major outcome for the open space system is to provide cross connections through the Precinct. The proposed east-west link would be able to maintained irrespective of whether the open space proposed for 6 Oak Street would be relocated or nor.

Such a link would be able to be achieved either via the proposed drainage corridor, or via a green link adjoining residential streets as illustrated in Figure 11.

FIGURE 11: Potential development outcome for 6 Oak Street, showing retention of the east-west open space link (source: JBA 2015)
CONCLUSION AND RECOMMENDATIONS

The site analysis has revealed that there are a number of alternative sites that would physically be able to accommodate a major local open space including sports fields. This would perform equally or better against open space planning principles, compared to the location proposed by the Draft ILP.

The major benefits of the alternative sites are:

- They would deliver an equivalent quantum of sports fields to meet the active recreation needs of residents in the Precinct, as well as of residents in the adjoining Area 20 (Cudgegong Road) Precinct.
- All residents would have access to sports fields within the recommended maximum travel distance. This includes residents in the Riverstone Precinct for which planning to date would result in having to travel further than the recommended 1km to access local sports fields.
- The same level of connectivity would be maintained between First Ponds Creek and Cudgegong Road.
- The integrity of the proposed riparian and drainage network is maintained, delivering an interconnected network of open space and green links.
- They are more centrally located relative to where the majority of Stage 1 residents will live. This is important as it ensures safe and easy access, in particular for children.
- They would be highly integrated with surrounding urban areas to provide a community focal point.
- Adjoining land uses generate higher levels of activity and maximise safety and security through improved passive surveillance, in particular for Sites 1 and 2.

Based on the range of potential benefits associated with the identified alternative sites, Site 1 is considered to be the strongest performing alternative option. It offers a range of benefits in terms of its physical characteristics, is consistent with open space planning principles, enjoys good access, land use integration and passive surveillance. It has the additional benefit of already being held in government ownership. This may reduce land acquisition costs and will ensure that open space is available to new residents as the Precinct is developed.
Alternative Site 1a at 201 Guntawong Road, Schofields
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