

17th September 2015

I am making this submission anonymously regarding the following subject sites:

- 67 Tallawong road, Rouse Hill
- 77 Tallawong road, Rouse Hill
- 83 Tallawong road, Rouse Hill
- 87 Tallawong road, Rouse Hill

I oppose to the proposal RE1 Public Recreation for the use of a sporting field at the above named addresses based on the following points.

- This location is close to major shopping centres & within 800m of the Cudgegong road train station therefore, I feel this decision needs to be revised for appropriate planning to be achieved.
- Too many playing fields have been planned in the Riverstone East Precinct. I believe some playing fields should be removed from the plans to accommodate for housing.
- Other locations suitable for RE1 Public Recreation (already government land)
- Traffic congestion
- Noise issues

In my opinion, 13 playing fields in the Riverstone East Precinct is too many. I am suggesting that the Department of Planning & Blacktown Council consider abolishing some of the playing fields off the plan & the one planned for these subject sites be one of those considered given the proximity within 800 metres to the Cudgegong road train station & the land used for housing. This would be a better planning option as it provides more housing to those who rely on public transport with ease of access.

The subject sites are within a prime location & the importance of appropriate planning around the railway station should be recognized. The use of this land should be revised & re zoned R3 as high & medium density areas are usually found around railway stations & shopping centres. However, in this case there is insufficient R3 density, an opportunity denied around the Cudgegong road train station therefore not allowing the full potential of development. This location would be an opportunity gone begging as there is a need to increase the housing supply around the station so that the maximum number of dwellings is achieved.

If the playing fields are not removed from the subject site, other locations most suitable for RE1 public recreation are:

1. Corner Guntawong road & Clarke Street, which is government owned land.
Lot D DP407863
Lot F DP407863
Lot X DP416187

There is a large parcel of land approximately 29ha in size that belongs to the government (Department of Planning) therefore should be cheaper to acquire, saving taxpayers money. This land is very suitable as it is safer, flatter, easier & cheaper to develop & will have an easy flow of traffic & easy to access away from the Cudgegong road train station & facility yard. Relocating the playing fields here will only use up a small parcel of government land. The government will still have plenty of land to sell & make money.

2. Oak street

This land again is safer & flatter, therefore easier & cheaper to develop. It is also away from the main traffic thoroughfare entering in & out of Cudgegong road train station. It is also out of the 800 metre radius to the Cudgegong road train station & in easy access away from dwellings.

Tallawong road will be a main road thoroughfare to access the Cudgegong road train station whether it be by bus or car, and also main access street to facility yard employees. There will be major traffic flow issues as it is, let alone having to cope with traffic in & out of the playing fields. In my opinion, the playing fields are too close to the Cudgegong road train station & facility yard, this will be dangerous & cause traffic congestion. Relocating the playing fields to one of the two options mentioned above would be a more suitable option & leaves an opportunity for more housing around infrastructure.

The rapid transit rail facility will provide facilities for stabling, cleaning & maintaining the entire 22 transit trains as well as maintenance to the infrastructure vehicles. This facility site is located very close to option 2 proposed medium density dwellings which will create a lot of noise as it will operate 24 hours a day. Locating the playing fields closer to the facility yards will have no noise impact on residents & therefore is a better-suited site.

In conclusion, I request that NSW Department of Planning & Blacktown Council consider reviewing the draft plans for stage 1 in the Riverstone East Precinct. I object to the playing fields being located at the subject sites. I request that the playing fields be removed off the plans or be re located to one of the suggested sites as I believe those locations are better suited, safer, easier & cheaper to develop & will save tax payers money. Furthermore, as the suggested sites are located away from the station & facility yards congestion, the site will be safer & easier to access.

It is essential that the subject sites be rezoned R3 to accommodate for housing given how close these properties are to major infrastructure. It will also provide a significant number of new dwellings within easy access to address Sydney's ongoing housing shortage.