



planning consultants

4 March 2016
Our Ref: 9370A.1WG

The Department of Planning & Environment
Level 5, 10 Valentine Avenue
PARRAMATTA 2150

Attention: Ms Evelyn Ivinson

Dear Evelyn

Riverstone East Precinct

DFP made a submission on the exhibition of the Riverstone East Precinct on behalf of our client Mr Ben Seale, who is the owner of 114 Tallawong Road, Rouse Hill. Mr Seale has discussions with his adjoining neighbour to the south east and we understand that the neighbour has been in contact with the Department of Planning and Environment (DoPE). The neighbour has requested that his identity or the address his property not be provided in this letter.

A new proposed road is proposed to be located along the common boundary of these 2 properties.

Our previous submission requested that the DoPE reconsider the alignment of the 4 – way intersection to the east of 114 Tallawong Road, however now that there is an opportunity to reconfigure the whole intersection which we would request that the DoPE explore. It is understood that the DoPE has sought to locate proposed roads to straddle property boundaries in order to provide an equitable cost sharing arrangement for the construction of new roads. In this instance, providing the proposed road along the common boundary results in a 4-way off-set intersection at the north eastern corner of Mr Seale's property which is not best practice nor maximises pedestrian and motorist safety.

If the road that is currently located on the south eastern boundary of 114 Tallawong Road was relocated approximately 20 metres to the north west, wholly onto Mr Seale's property, then it would be possible for the four-way intersection to be a straight 4-way intersection. This would provide a safer and more efficient intersection without affecting the development potential of any other properties that rely on the road network.

If the road was located approximately 20 metres to the north west, there would be no impact on any other land owners as the proposed road intersects with Tallawong Road at a T-intersection.

Should the proposed road be relocated approximately 20 metres onto Mr Seale's property, it would then make planning sense for the R3 zone to be extended to the new road boundary. It is requested that the Department of Planning consider this request in its determination of the final form of the Riverstone East Precinct.

It is noted that this submission is provided significantly after the deadline for submissions, however a change of this nature is considered relatively minor and can be contemplated by the DoPE.



DFP trusts that the information contained in this letter can be taken into consideration into the finalisation of the Precinct Plan and should there be any further queries, please do not hesitate to contact Warwick Gosling on 9980 6933.

Yours faithfully
DFP PLANNING PTY LIMITED

A handwritten signature in black ink, appearing to read 'W Gosling', written in a cursive style.

WARWICK GOSLING
DIRECTOR

wgosling@dfplanning.com.au