

Date: 12 June 2017

Submitted by: Yen-Cheng CHUANG & Jen-Jen CHEN

Owners of property 58 Tallawong Road, Rouse Hill 2155

Tel: 02-96275158, 0433-178889

Subject: 1. Remove proposed Local Park on east side of properties 58, 72 Tallawong Road
2. Remove the future Rouse Road Extension
3. Implement of “**Recreation Strip**” and local roads arrangement

Dear Sir/Madam,

This letter serves official objection to the proposed new location of Local Park on 58, 72 Tallawong Road and Rouse Road extension which is conflict to the draft of Riverstone East Precinct. No one among all 116 submissions during and after the Draft exhibition of Riverstone East Precinct ever suggested originally designed local park on 72 Tallawong Rd relocation to 58 Tallawong Rd or attached to existing Cudgegong Reserve. The park is not even align to the side of the Reserve which create impossible zig-zag local roads, please refer to Drawing B. The existing Cudgegong Reserve, open spaces and those local parks along Cudgegong Rd and the first pond creek and surrounding Stabling Yard are more than adequate for residents in Stage 1 area of precinct. This subjected Local Park and future Rouse Road Extension need to be **Removed**.

Alternatively, here we submit our suggestion of “**Recreation Strip**” or called “**Cudgegong Parade**”, please refer to Drawing A, will benefit the following:

1. A strip of 720 meters long and 20 meters wide from shopping plaza all the way to Macquarie Rd of total 14,400m² open space.
2. Turn the unusable small future local park of 8200m² into excellent 2 times larger open space of Recreation Strip which will enrich the whole communities of Rouse Hill, The Ponds and Schofields.
3. Eliminate the impossible zig-zag and narrow local road among properties of 50, 58 Tallawong Road and 65 Cudgegong Road. Please refer to Drawing B.
4. Create more building space on 58, 72 Tallawong Road for more people to enjoy the benefit of the facility of Rapid Transit System. Accordingly, provide more affordable apartments.
5. Withdraw the cost of purchasing and constructing Rouse Road Extension and Local Park. Rouse Road Extension is not necessary. It will create more conjunction and unsafety of traffic in this region. In stead, the nearby Macquarie Road is well enough to serve the need of travelling to existing Rouse Road. In fact, the Rouse Road should not be encouraged to use for travellers from Tallawong Road because of unsafety to the students of Anglican College and unusable of the second pond creek crossing whenever raining days. It is even severely flooded when continuously raining persisted.
6. The design of small lot of local park on the east of the properties of 58, 72 Tallawong is bad and unusable. It is like a whole bunch of people crowded in a small confined noisy and dangerous area surrounded by busy traffics. A good designed local park should be Convenient, Comfortable, Easily Accessible and Indeed Usable to all residents.
7. Residents from all those R3 residential apartments are so convenient to walk to this easily accessible Recreation Strip and use it.

8. Residents walk through this strip/parade in and out to Cudgegong Road Station and Shopping Plaza with comfort and safety for both pedestrians and car drivers. Imagine the whole crowded commuters with half eyes opened faces floating along those roads towards train station and shopping plaza resulting chaos and unsafety, not mention tense of car drivers especially during rush hours resulting jammed traffic is predictable.
9. Integrating function with Shopping Plaza and Train Station.
10. Great place for Recreation park, Neighbourhood party, Farmers' market and many other Functional activities when needed. Please refer to attached photos.
11. This strip/parade will provide continuous long walk pathway and cycle way connecting the Cudgegong Reserve and further on.
12. Residents can even enjoy the evening outdoor lives on this quiet and safe Recreation Strip.

We are more than happy to attend your meeting or discussion anytime upon your request.

It is much appreciated of your understanding and consideration. Awaiting your advice.

Best Regard,







