

To whom it may concern,

Please find attached 2 maps that I will refer to in my submission. These provide an alternative plan for the layout of the playing fields that retains all of the proposed fields as well as the properties in West Parade and Carlton Street.

I am in opposition to the proposed rezoning of my property at 28 West parade Riverstone 2765, Lot 1 DP 345287, from the current zoning of RU4. I want my property to remain zoned as RU4.

I am also in opposition to the proposed rezoning of all the properties in West Parade and Carlton Street Riverstone 2765 for the reasons outlined below.

1. The draft masterplan proposes that the Riverstone Hotel and some surrounding properties be rezoned RU6 along with properties at the other ends of these streets with properties in between as playing fields. In my opinion the proposal leaves the properties to be rezoned UR6 in isolation thereby inhibiting community within the streets if they are separated by the playing fields. The alternative plan suggested in the attachments leaves these property owners in a position to continue to enjoy the community that already exists within these streets. Dividing the streets with the playing fields will destroy the close community that already exists here.
2. The alternative plan in the attachments leaves more houses in the vicinity that can provide an unofficial caretaker role to the proposed playing fields and environmental conservation thereby making the area a safer, cleaner location.
3. The properties in West Parade and Carlton Street are very close to the Riverstone Railway Station. This makes them very accessible to public transport, for both trains and buses, causing them to be very desirable properties.
4. If the properties in West Parade and Carlton listed to be acquired by Council for playing fields remain as RU4 as suggested in the plans attached this will save the Council considerable expenditure that can be used to finance other projects in the development area.

5. The properties in West Parade and Carlton Street are within walking distance to local shops, clubs, schools, doctors, dentist, Post Office and other facilities. This makes them very desirable properties.

These are the reasons why I want my property to remain zoned RU4. I do not want it to be acquired by Council for playing fields when there is an alternative plan that provides the required number of fields and leaves my property intact.