

Alan Moroney - CUDGEGONG STATION DRAFT STRATEGY

From: "Dominic Votano" <pstrata@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 3/27/2013 9:44 AM
Subject: CUDGEGONG STATION DRAFT STRATEGY

The writer is the owner of property at the corner of Worcester Road and Guntawong Road, Rouse Hill.

I wish to point out various concerns about the proposal put forward and in particular anomalies that will serve to place undue stress on many of the lot owners.

The lot that the writer owns is the only privately owned lot within the block that is NOT CONSIDERED an Opportunity Lot under 4.1. Whilst your plan shows a creek on the lot this is not correct as the creek runs along the fence boundary and not through the centre. This creek has also not held water for over 20 years.

The vista from Rouse Hill House seems of primary importance to those that have drafted the plan. Yet as a frequent visitor to The Estate and Rouse Hill House, I have never been able to see my premises from the House nor am I able to see the House from anywhere on my lot. Unless a 5 storey building were built on either site I am perplexed how the vista can effect my land.

The proposed large lot subdivisions is a quasi green zone that is ultimately an enormous drain on infrastructure as having the services provided to the area then not allowing the standard sized subdivisions for this area is underutilizing public assets.

The writer is also an owner of land in the Riverstone East precinct being Garfield Road. I ask that some clarification be made as to the future of the only 2 properties on the eastern side of Garfield Road.

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