

SUBMISSION TO CUDGEGONG ROAD DRAFT PRECINCT PLAN

26th April 2013

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55 Worcester Road

Rouse Hill NSW

We bought our land in October 1978. At that time, the land had minimum vegetation, i.e. two trees in total, one spotted gum near the dam and a dying lemon-scented gum behind the house. With some love and attention, we saved the lemon-scented gum. We have photos taken at the time to attest the lack of vegetation. It was also the middle of a particularly bad drought.

All vegetation currently at the address has been carefully planted and nurtured by us over the period we were there, particularly in the last 10-12 years. There is no "pristine Cumberland forest" remnants. That is a nonsense. Since Richard Rouse settled the area some time back, the whole area had been deforested and/or heavily grazed, to the point where even the soil required extensive remediation. Hence the address has a range of gum trees that are not local, Illawarra flame trees, jacarandas, fruit trees etc. If we had known then that our well-intentioned efforts to have a few trees around us was to eventually be used against us as a defence against development, we would have cut everything down and made the land more valuable as an asset.

The area is certainly not bushfire prone. Most neighbours usually have someone in their family who is in the local bushfire squad, or associated with it. Therefore we are speaking from a position of local knowledge when we say the area is not bushfire prone. Talk to them yourselves.

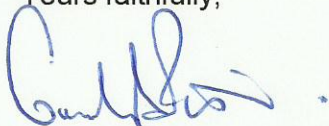
Another perpetrated anti-development myth appears to be "flooding". Our address is up on a hill. The whole area we are concerned with is a number of metres above the approved-for-development Area 20. Awhile back we were looking at utilizing the name "Rouse Hill Heights" for our neighbourhood, because of our elevated position. Even in those very wet years of 1988-89, we were still able to easily access our area. In fact, the only low-lying flood-prone zone is actually within Area 20 on Rouse Road, adjacent to the Anglican College.

The most insidious barrier to development in our area appears to be the "vista" thing. It is commonly understood to be some underground agreement between previous incumbent state governments and the Greens. We believe it refers to the provision of an un-interrupted view from the old Rouse House in the regional park. The original owners (the Rouse, Hamilton and Terry families) would be turning their graves if they knew about this ridiculous apparent constraint to development. Good God, they were the original developers in the area. The reason why I use the term "insidious" earlier is that the "vista" thing is not recorded formally anywhere, but only spoken about in hushed tones. No-one knows where it comes from or the real reason behind it. Most of the neighbourhood believes it to be a by-product of the previous Labor state government, possibly an Australian Water/previous state minister (currently under ICAC investigation) deal or something of the ilk. Who knows?

Therefore to sum up:-

- We want to see medium density development within 800-1000 metres of the station.
- We do not want to see government instrumentalities hiding behind a veneer of excuses that we have adequately debunked above.

Yours faithfully,



Gerard Pisani



Amanda Pisani