

**Alan Moroney - CUDGEGONG ROAD DRAFT**

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**Subject:** CUDGEGONG ROAD DRAFT

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## SUBMISSION TO CUDGEGONG ROAD DRAFT PRECINCT PLAN

28/04/2013

Andrzej and Susie Niezabitowski  
184 Cudgegong Road, Rouse Hill NSW 2155

We have bought this property in 1999. There were a few gum trees on the property at the time, which were established as a result of regeneration growth. Since then we have lost a lot of trees as a result of drought and termite infestation. At present there are still some gum trees on the property, although a large percentage of these are termite infested.

As far as we know, there is no fauna on the property other than pest rabbits and foxes. The property is unlikely to be bushfire danger as it is mowed on a regular basis. From personal experience and speaking to neighbours who have resided in this area for last 30 years, there has never been any flooding, except on Rouse Road, where it crosses the creek.

We would like to see 800m surrounding proposed Rouse Hill railway station to be commercial and high density property. Up to 1.6 km surrounding area should be of medium density development. The distance of 1.6 km represents approximately 18 to 20 minutes walk. This would be desirable for a lot of people, as we know that future energy is going to be very expensive, as we are heading in that direction at an alarming rate.

In summary, we would like to emphasise that this proposed development will affect this area for next 30 to 50 years. Therefore this valuable parcel of land should be developed in a way, as to maximise its use for our future and the future of the next generation.

Kind Regards  
Susie and Andrzej NIEZABITOWSKI