

Strategic Assessments
Department of Planning & Infrastructure
Sydney

29 - 04 - 2013
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Re: - Submission to Cudgegong Road Station Draft Structure Plan

I have issues with the zoning of my property as shown on the subject draft plans. It is one of very few parcels in the lands formerly known as Area 20, that is not proposed Medium Density Residential.

My land is too small to accommodate meaningful housing and the zoning useless, unless rezoned to at least medium density. Currently my property has Sydney Water on three sides.

Adopting folio 25 of the Draft Structure Plan. An 800m radius, would encompass my block, and be a comfortable walk of 10 minutes to the new Local Centre and Railway Station and not the generous 20 minutes as shown on folio 8 of the Draft Structure Plans.

- **Vegetation:** - My parcel was natural bush when I bought it over forty years ago. A few trees were cleared for the house. Natural attrition has seen over 50 Stringy barks die with several others killed by lightning. Invasive species have taken over eg Wild tobacco, Acacia, Lantana, Fireweed, Blackberry and Olive trees. The Olives insidiously took over most the block, killing off all the native Blackthorn and grasses. A quarter of my block is still covered by the Olives. I have left them at the rear of my property to block out the water tower. Also there are major tree losses in the surrounding environs due to clearing, dying and other developments. Sydney Water set the benchmark by clear felling their parcel, for water towers.
- **Fauna:** - Mostly disappeared due to development, invasive vegetation, and killed by cats, dogs and foxes. Many birds and reptiles killed on roads due to the major influx of cars due to new school, and through traffic avoiding lights on Windsor Road and going to the new Rouse Hill town centre.

Summarising: - Sydney Water land, is a buffer to any different zoning of my block and those lands to the north west, and also to Rouse House. Although, I fail to see why the latter is a limiting factor in future development.

A medium density zoning or higher would be fairer to the burgeoning area that has a large Town centre and railway. To have anything less would not fit with the remaining lands to the south.

Judicious utilisation and planning by the use of trees (money can't buy large trees) can only enhance the overall area.

Yours Sincerely

Colin Eldridge