

162 Cudgegong Rd
Rouse Hill
2155

To The Department of Planning and Infrastructure,

As a resident of Rouse Hill for 20 years we would like to make the following submission in relation to the Cudgegong Road Draft Precinct plan:

We believe our land and the surrounding properties would be best used for Medium to Low density residential. Our reasons for this opinion are:

The land is 1.3 km from the planned Cudgegong Rd Railway Station. This would be a 15 minute walk. The land is less than 3km from the Rouse Hill Town Centre and approximately 2km from the Original Rouse Hill shops.

The land is within a short walk to the Rouse Hill Regional Park for recreational purposes.

The land is a short drive to major arterial roads such as Schofield Rd, Windsor Rd and the M7 Motorway.

The land is a short drive to existing employment centres such as Norwest, Blacktown, Castle Hill, and will be close to other planned Industrial / Commercial employment at Box Hill and Marsden Park. The land is a short walk to Rouse Hill Anglican College.

Our land has a small number of large Ironbark trees. We have planted non native trees on our front boundary. Most of the land is cleared. As far as we are aware the land was cleared by the previous owners and was used as a Cattle yard.

In the 20 years we have lived on this property we have never seen a flood in the area except for the causeway on Rouse Rd. Schofields Rd has flooded at Second Ponds creek less than a handful of times. This Schofields Rd / Second Ponds Creek issue is currently being mitigated by the building of a Bridge.

We would also like to point out that there has never been a Bush fire in our local area in the 20 years we have lived here.

On the recent Roadshow we have highlighted to a Planning Representative that some of the maps on display have some inaccuracies. For example: The property across the Rd from our property has now been developed and most of the Trees at the front of 163 Cudgegong Rd have made way for a two story house over 3 years ago. The property has been mapped as Shale Plains Woodland, threatened species and a Bushfire Hazard. Our land has subsequently been mapped as a Buffer Zone for this Hazard (a hazard that no longer exists). We were assured that these and other inaccuracies would be rectified as the planning process evolves.

The Vista from Rouse Hill House should not dictate the planning of our area. This would be poor planning. There is plenty of Vista provided by Rouse Hill Regional Park and the open space of the Burns Pet Foods property.

We are hoping our particular area does not become High Density High Rise or, at the other end of the spectrum Very Low Density. As above we believe our undulating topography and location are ideal for Medium to Low Density residential.

We hope to see this area developed into a well planned area similar to the Ponds. We would like to see interconnecting neighbourhoods with green spaces and paths for cycling and walking etc.

Regards
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