

Draft Plans and Policies

Changes to planning controls in the Area 20 Precinct

5th December 2014

To whom it may concern,

My name is Sam Falcone and I represent our family who live at 101 Schofields Road Rouse Hill.

I strongly question how the proposed Area 20 amendment deals with the issue which instigated the whole review. The issue was that by abiding by the current development guidelines, the properties were not able to achieve a yield which is anywhere close to the FSR required for local authorities to receive adequate contributions.

By my own investigations, and when taking into consideration the current development applications under review on properties in the precinct, it has become evident that an FSR yield of 1:1.75 is unachievable in the 12m or less building height limit zones. Maximum possible is 1:1:25 which is a significant decrease from the required yield.

The FSR is a calculated and critical measure which is in place to manage the building floor area permissible for any given development. The FSR or proposed building floor area helps provide a guide for government authorities to know how many fees and contributions to expect in order to maintain the area. If an FSR is unachievable for an entire precinct, this significantly impacts the successful operation of the area via government authorities due to lack of funds.

Therefore, my understanding of the the review was that it would consider a blanket increase in height or similar changes which allowed all property owners/developers in the precinct with the chance to achieve a yield at the required FSR, and therefore inevitably providing more than adequate contributions for the local authorities.

This has not occurred.

The proposed changes favour very specific properties within the precinct, and I note that a significant portion of the properties are coincidentally owned by government authorities.

Do not allow spot-rezoning. Too much latitude for self-interest and corruption.

The proposed changes significantly favour government authorities (which is fine, however there is other ways to achieve this), yet dramatically and negatively impact the value of the vast majority of property owners within the Area 20 precinct. The proposed changes are in no way fair to the majority of the owners within the precinct.

Majority of residence can appreciate the need to increase density when closer to the proposed station. However, the entire precinct has been designed around the proposed station, not just the adjacent few properties. Therefore there are fairer amendments which can be made in order to achieve the same result.

A simple increase in the height limit across the entire precinct (i.e. M zones from 12m to 16m) will solve the very issue which caused the review to commence, whilst providing a fair economic outcome for all involved parties. It allows properties to achieve the required FSR, which in turn will allow governments to receive adequate funds to manage their areas, and provide local residents with equal and fair opportunity.

Regards,

Sam Falcone