

Our Ref: X14455
Your Ref: Area 20
Contact: Peter Lee

18 December 2014

The Secretary
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: The Secretary

Public Exhibition - Changes to Planning Controls in Area 20 Precinct

Reference is made to the public exhibition of changes to the planning controls for the Area 20 Precinct. This submission is made on behalf of Mrs Carmel Cannuli, owner of 95 Schofields Rd, Rouse Hill.

1. Subject Site

The subject site is known as 95 Schofields Rd, Rouse Hill being Lot 9 in DP 27220. The site is zoned R3 – Medium Density Residential and part SP2 – Infrastructure as shown on the zoning plan in Figure 1. The SP2 – Infrastructure zoning is mostly for the purposes of Local Drainage however a small portion is for the viaduct of the North West Rail Link.

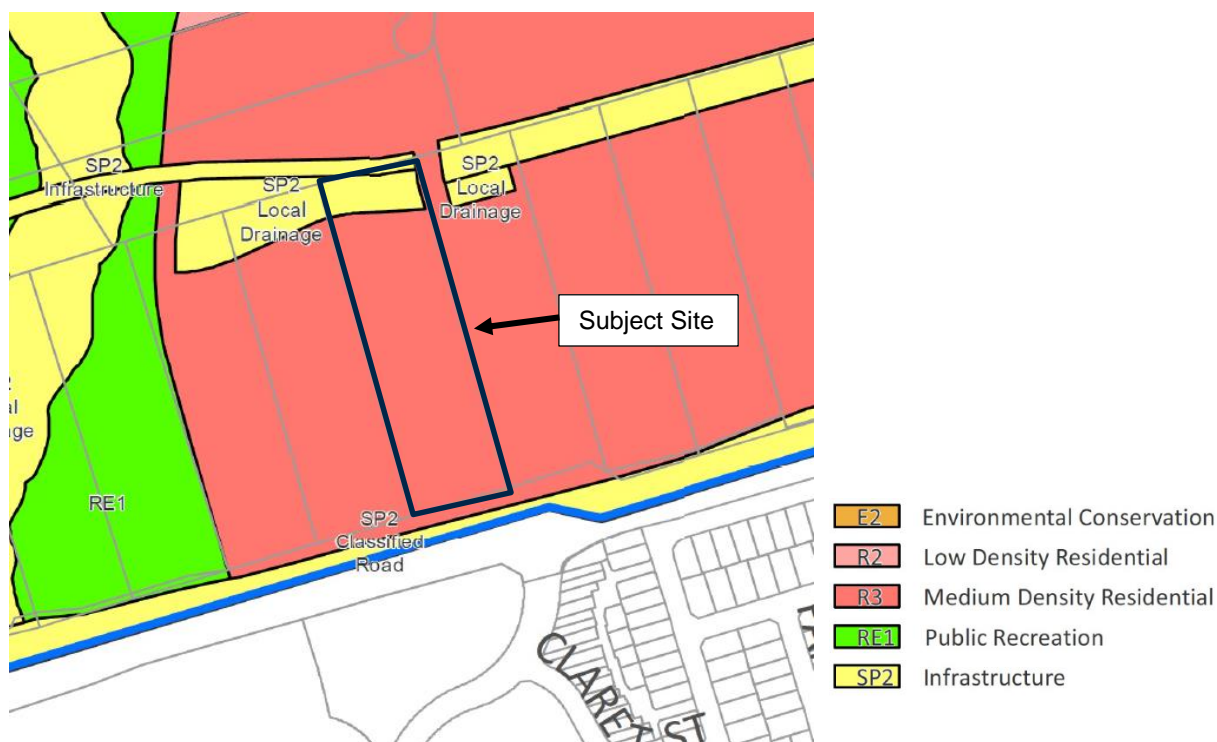


Figure 1: Extract from Zoning Map outlining Subject Site

2. Area 20 – Building Height

The exhibited Height of Building controls propose a maximum building height of 12 metres. This building height control has not been altered for the subject site from the existing height control of 12 metres.

The submission on behalf of the owner is that the building height control should be increased from 12 metres to 16 metres. The subject site is within the 800m pedestrian catchment as shown in Figure 3-2 Public Transport Network of the Development Control Plan and with the site being within walking distance of the station, an increase in the height of buildings is appropriate. Figure 3-2 also shows a future bus route that passes the subject site on Terry Rd extension, further bolstering connectivity to and from the site.

As the site backs on to the railway corridor for the North West Rail Link, residential flat buildings would likely be preferable to traditional detached housing. The site is also a short distance away from Rouse Hill major centre which has focus on employment and services.

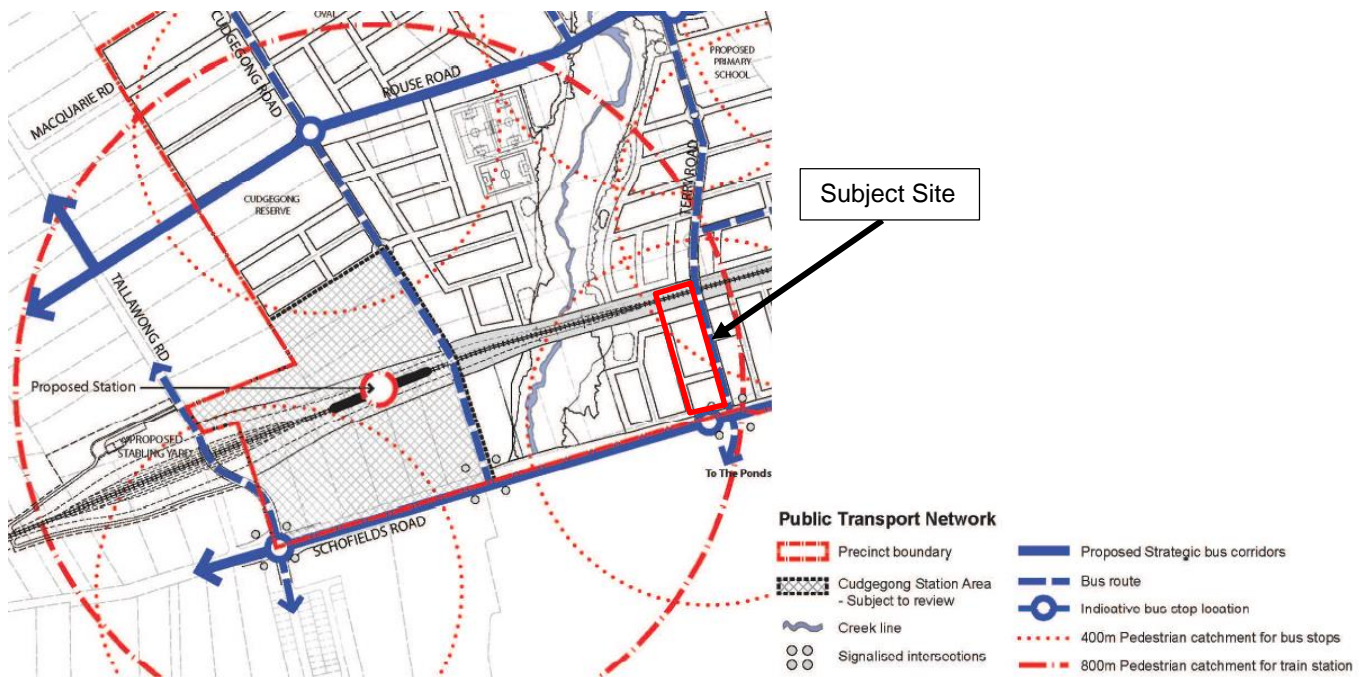


Figure 2: Public Transport Network from DCP

3. Area 20 – Indicative Layout Plan

The site is ideally placed for increased medium density development opportunity being in proximity to Cuddegon Road railway station and being on Schofields Rd, with capacity for landmark development. The indicative layout plan shows the development site on the corner of Schofields Rd and the extension of Terry Rd, with opportunity for increased residential development yield due to high residential amenity. Local parks are also in close proximity with planned Local Open Space planned adjacent to the riparian corridor.

The Indicative Layout Plan identifies a section of Terry Rd near the subject site as the preferred location for neighbourhood shops. An increase in the height and density achievable on the subject site would ensure the shops would be well patronised and viable in the location identified.

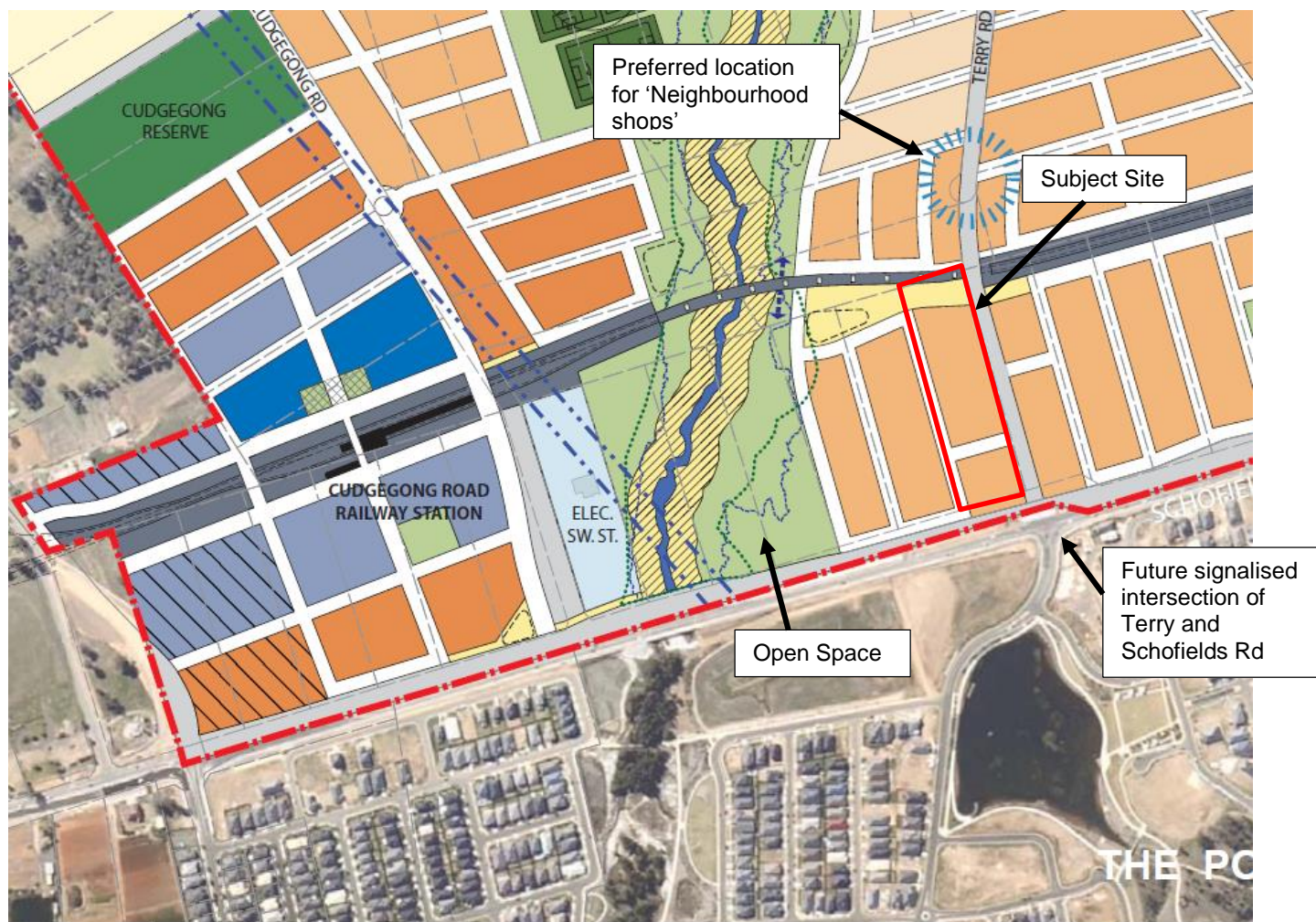


Figure 4: Indicative Layout Plan from DCP

4. Development Yield

To achieve the minimum residential density of 25 dwellings per hectare, it is necessary for the development to provide a range of housing forms. An increased height control would allow for a landmark building on the corner of Terry and Schofields Roads acting as a gateway to Area 20, being the first point of access along Schofields Rd from Rouse Hill. Residential flat building development would be the most likely built form along the rail link corridor and increased height facilitates for this type of development.

5. Suggested SEPP Amendment – Building Height

The site is ideally located for increased building height being in walking distance to the railway station and has opportunity for a higher residential density to be realised in an area with unique amenity.

This submission is seeking to increase the building height from 12 metres to 16 metres for the site. The suggested building height plan should be in accordance with the following plan.



Figure 5: Amended Height of Buildings Map

The Department are requested to consider this submission and amend the Building Height Map. Should you have any questions please contact me on (02) 8808 5000.

Yours Sincerely
Calibre Consulting

Peter Lee
 Manager - Planning