

19 December 2014

Department of Planning
Sydney Regional Growth Centres Commission
GPO Box 39
Sydney NSW 2001

**Submission to Changes to Planning Controls in the Area 20 Precinct
43 and 53 Cudgegong Road, Rouse Hill**

To whom it may concern,

Please find attached our submission to the exhibited draft planning controls for the Area 20 Precinct.

Our submission focuses on 43 and 53 Cudgegong Road, Rouse Hill (Lots 72 and 73 in DP 208203).
This site is significant due to:

- Its location within the Cudgegong Station Area, approximately 75 metres from the future Cudgegong Railway Station.
- Containing the majority of the B2 Local Centre zoned land forming the Cudgegong Local Centre.
- The potential to be developed as 1,300-1,500 residential dwellings in addition to over 9,500sqm of retail and commercial development.

Given the significance of the site, we welcome the opportunity to work with the Department of Planning through any issues associated with the amendment of the planning provisions relevant to the site.

Please contact me on 9519 4994 or via email rohan@aedesignstudio.com.au should you wish to discuss this submission.

Sincerely,
ae design partnership Pty Ltd



Rohan Dickson
Director