



19 December 2014
Our Ref: 9065A.WG

planning consultants

The Department of Planning and Environment
Housing Land Release/Employment Land Release
GPO Box 39
SYDNEY NSW 2001

Attn: Ms Evelyn Iverson

Dear Ms Iverson

EXHIBITION FOR AMENDMENTS TO CONTROLS RELATING TO AREA 20

DFP Planning Pty Limited has been engaged by the following owners,

- Autumn Properties Pty Ltd Lot 1 DP 1033570 which is located on Windsor Road directly opposite the existing Commercial Road.
- Spring Properties Pty Ltd 812 Windsor Road, Rouse Hill, Lot 5 DP 135883.
- Dariush Holding Pty Ltd, 798 Windsor Road, Rouse Hill, Lot 6 DP135883.

The purpose of this letter is to provide the Department of Planning and Environment with information relating to the height of buildings along the proposed Norwest railway line, Rouse Hill Town Centre and Cudgegong Road centre in the context of the height controls that apply to the above mentioned sites.

The sites will facilitate the extension of Commercial Road west which will provide a second entry point into Area 20 from Windsor Road. Accordingly, these sites will form a gateway into Area 20. The current height controls that apply to the sites range from 12 metres to 16 metres. The current height controls do not appear to recognise that Area 20 will have a second entry point off Windsor Road in a location that is directly opposite the Rouse Hill Town Centre.

DFP understands that the exhibition for the amendments to the height limits in Area 20 has been primarily focused around the Cudgegong Railway Station precinct however it is requested that the Department of Planning revisit the height limit controls that apply along the section of Area 20 that is adjacent to the Rouse Hill Town Centre and in particular, the gateway entry point into Area 20 via the proposed Commercial Road west. Attached to this submission is a map which shows the various height limits in the surrounding districts along the north west railway line corridor. The plan identifies the following:

- 22 storey height limit on the eastern side of Old Windsor Road to the south of Memorial Avenue;
- 7-20 storey height limit along Old Windsor Road between Memorial Avenue and Samantha Riley Drive;
- 15 storey height limit at the north eastern intersection of Samantha Riley Drive and Old Windsor Road;
- 7-20 storey height limit on the western side of Windsor Road to the south west of the Rouse Hill Town Centre;

- 8-13 storey height limit within the Rouse Hill Town Centre;
- 5-6 storey height limit on the northern road of Schofields Road; and
- 8 storey height limit as proposed around the Cudgegong Railway Station.

It is considered that the height limit proposed for the subject sites and other properties surrounding the intersection of Windsor Road and the proposed Commercial Road west extension currently have height limits and Floor Space Ratios that do not reflect the opportunities that apply to the sites. These opportunities are discussed below:

- The subject site is located within 400 metres of the Rouse Hill Railway Station;
- The subject site is directly opposite the Rouse Hill Town Centre;
- The sites will form a gateway into Area 20 when Commercial Road west is extended; and
- The subject site is located just to the north of the proposed Windsor Road/Schofields Road railway overpass which is an elevated bridge that will add significant height and scale to this locality.

It is considered that the existing height limits have not considered the proximity of the eastern end of Area 20 to the Rouse Hill Town Centre but has rather focused on the Cudgegong Railway precinct. This concentration has not allowed a holistic study of the two distinct areas within Area 20, which are the area in close proximity to the proposed Cudgegong Railway Station and those areas in close proximity to the Rouse Hill Town Centre and its proposed railway station.

The height controls have not considered the future extension of Commercial Road west and the opportunity to create a gateway into Area 20.

It is also argued that the 18 metre height limit that applies to the north western intersection of Windsor Road and Schofields Road is inconsistent and subsequently not high enough when compared to the Rouse Hill Town Centre, located opposite, which has height limits of 39 metres. The difference between these two areas is significant, as the eastern side, comprising the Rouse Hill Town Centre is almost double the height of the western side of Windsor Road. It is viewed that this height difference is too great, and by extension, the 12 and 16 height limits that apply to the future intersection of Commercial Road west of Windsor Road is also too low in comparison to the 39 metre height limit that applies within the Rouse Hill Town Centre opposite.

The height of the buildings within Area 20 adjoining Windsor Road are also low in comparison to the 22 storey buildings that will ultimately be constructed along Old Windsor Road along the north west railway corridor. It appears that an opportunity is being lost in and around the Rouse Hill Town Centre to provide high quality high rise residential development that is in close proximity to the Rouse Hill Town Centre and the proposed railway station.

It is requested that the Department of Planning give due consideration to the potential of increasing the height limits of not only the subject site but also other properties along the interface of Windsor Road, to better reflect the opportunities and access of these properties to the existing Rouse Hill Town Centre and proposed railway station.

Given that there is a 39 metre height limit within the Rouse Hill Town Centre, but existing buildings within the town centre are generally 9 storeys; accordingly a height limit that allows



buildings of 9 storeys along the western side of Windsor Road would be of an appropriate scale to complement buildings within the Rouse Hill Town Centre. Ultimately, buildings in the Rouse Hill Town Centre will be up to 39 metres, which equates to 12-13 storeys, which will reinforce the retail hierarchy of the Rouse Hill Town Centre.

DFP appreciates that an amendment of this nature is too significant for inclusion in the proposed amendments to the SEPP. We would however like to discuss with the Department of Planning and Environment what mechanisms there would be to enable this request to be properly considered, in light of the heights of buildings that will ultimately be constructed along the north west railway line corridor.

DFP trusts that this letter adequately explains our position however should there be any further queries, please do not hesitate to contact Warwick Gosling on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'W Gosling', written over a horizontal line.

WARWICK GOSLING
DIRECTOR

wgosling@dfpplanning.com.au

Reviewed: _____

A handwritten signature in black ink, appearing to be a stylized 'J' or 'A', written over a horizontal line.