



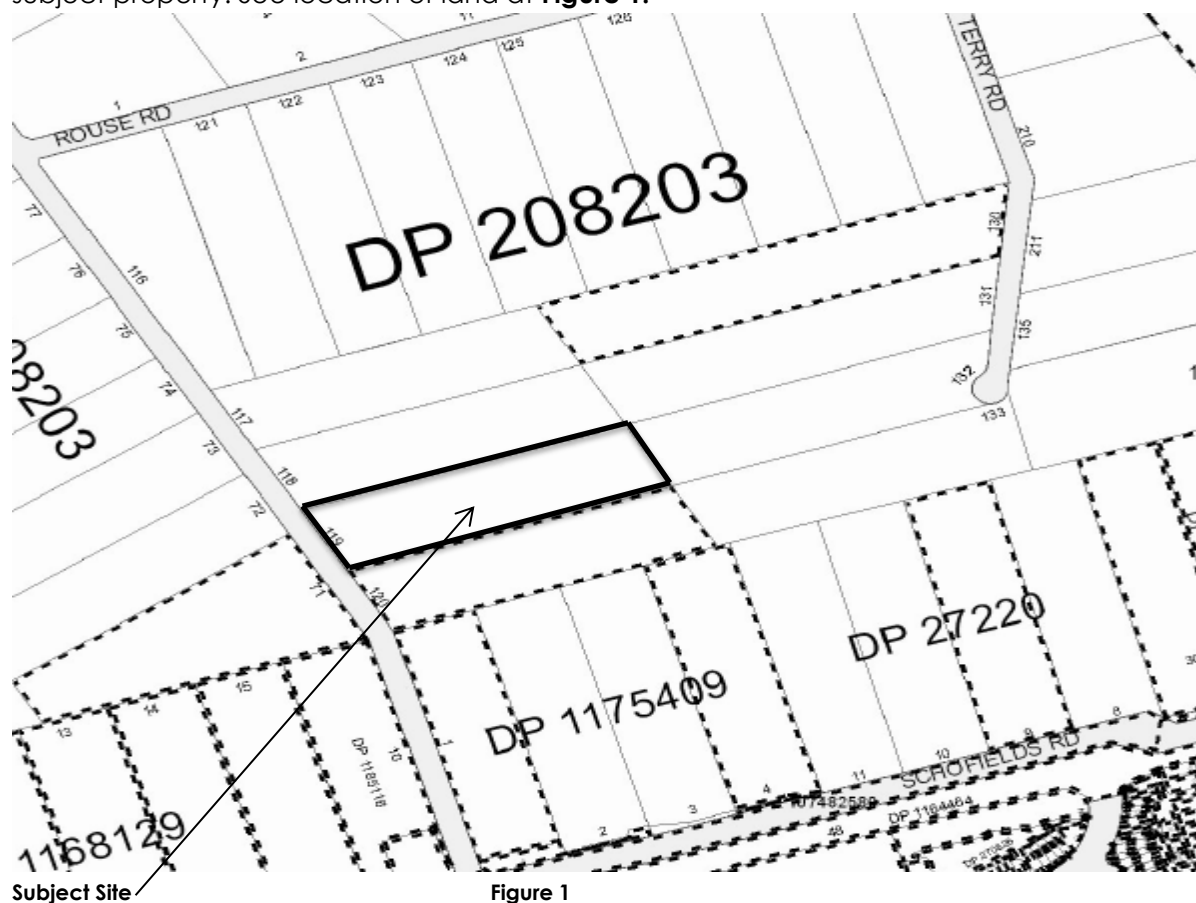
The Director General
Planning & Environment
GPO Box 39
Sydney NSW 2001

19 December 2014

**Re: Exhibition of Amendments
SEPP (Sydney Region Growth Centres) 2006
Area 20 North West Growth Centre
Lot 119 DP 208203
38 Cudgong Road Rouse Hill**

Dear Sir,

I refer to the abovementioned matter and wish to advise that my firm acts on behalf of Southern Han Rouse Hill Pty Ltd who has entered into an option agreement to purchase the subject property. See location of land at **Figure 1**.



It is noted that the majority of the subject property is zoned R3 Medium Density Residential, while a small rear portion of the site is zoned RE1 Public Recreation under SEPP (Sydney Region Growth Centres) 2006 (Area 20 – North West Growth Centre Land Zoning Map).

We have reviewed the Area 20 draft Indicative Layout Plan and note that a road is proposed to dissect part of the rear of the subject property, on the interface with that part of the site zoned for Public Recreation. Therefore this proposed road layout does not align with the proposed road immediately to the north.

My client and I have discussed this issue of street layouts with Senior Town Planning Officers of Blacktown City Council at a pre-DA meeting for the development of the subject site and also with Phil Leijten from Transport NSW, both of whom have generally indicated that such amended road alignment would better serve the orderly movement of traffic in this precinct.

In making this change, amendments to other Area 20 Precinct plans would therefore need to be modified.

Yours sincerely,



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