



planning consultants

18 September 2015  
Our Ref: 9316A.1WG

The Department of Planning and Environment  
Level 5, 10 Valentine Avenue  
PARRAMATTA NSW 2150

**Attn: Ms Evelyn Iverson**

**By Email: Via Department of Planning and Environments Exhibition Portal**

Dear Evelyn

**Submission to Riverstone East Draft Precinct Plan Exhibition**

DFP has been commissioned by the owner of 87 Cudgegong Road, Rouse Hill to undertake an independent assessment of the Riverstone East Draft Precinct Plan exhibition material and, if warranted, make a submission.

DFP wish to thank Sarah Waterworth and Evelyn Iverson for meeting with Warwick Gosling and the owner to discuss the implications of the exhibition material on 87 Cudgegong Road, Rouse Hill.

The Draft Precinct Plan seeks to rezone the subject site from R2 Low Density Residential to a combination of RE1 Public Open Space which is located at the north eastern portion of the site fronting Cudgegong Road and R3 Medium Density Residential, which occupies the remainder of the site.

The Draft Precinct Plan also proposes the following controls for the site:

- Maximum height limit of 9 metres;
- Maximum density control of 25 dwellings per hectare;
- There is no floor space ratio control on the site;
- The site is not listed as an item of environmental heritage; and
- The site does not contain any protected vegetation.

The location of the site is shown in **Figure 1** below.

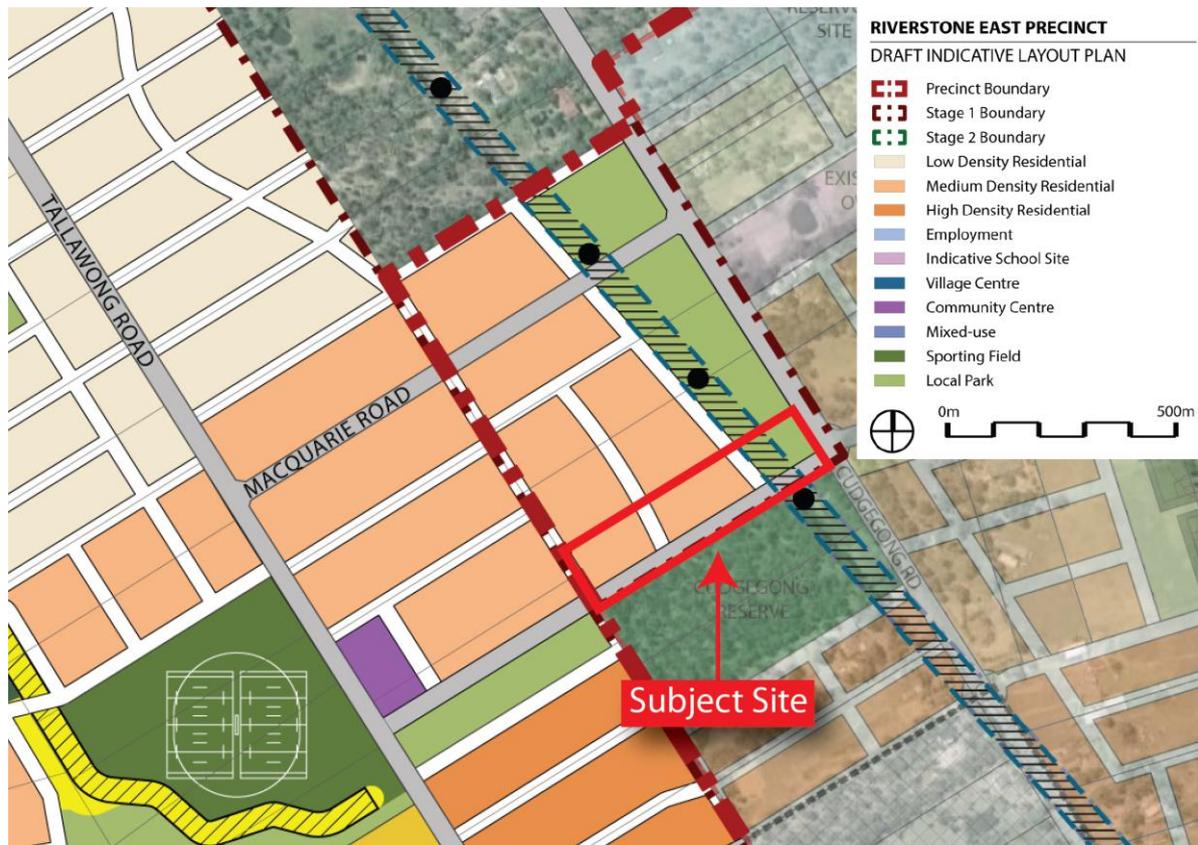


Figure 1: Locality Plan

### The Department of Planning and Environment's justification for the proposed 9 metre height limit

At our meeting with the Department of Planning and Environment Evelyn Iverson and Sarah Waterworth confirmed that the proposed 9 maximum metre height limit was implemented to assist in achieving a tree lined corridor that would be visible from Rouse Hill House. The tree lined corridor is important in terms of the heritage significance of Rouse Hill House as it assists in retaining some of the historical landscape views from this heritage item. The landscape corridor includes the Cudgegong Reserve to the south east of the site, the open space corridor proposed along the front of the site between Cudgegong Road and Macquarie Road and the future street planting along the proposed Ridge Line Road that extends from Macquarie Road to Guntawong Road.

Cox Richardson and Place Design Group worked collaboratively to prepare the *Riverstone East Landscape and Visual Assessment* which forms part of the technical studies exhibited with the Draft Precinct Plan. The Landscape and Visual Assessment has considered the topography of the locality and includes view analysis sections, which consider the views of the surrounding area from Rouse Hill House. Of particular note is *Section 1 – Existing Condition from Rouse Hill House Estate to Area 20* located on page 19 which shows the view line from Rouse Hill House across to the south east towards the subject site. DFP requests that the Department of Planning and Environment review this plan given that the dotted view corridor line is located significantly higher than the buildings shown on Rouse Hill House Estate. An exploded view of Section 1 outlining this discrepancy is provided in the **Figure 2** below. It is noted that Sections 2 and 3 that are also taken from Rouse Hill House Estate have the dotted view corridor line intersecting with the ground level shown on the Section Plan.

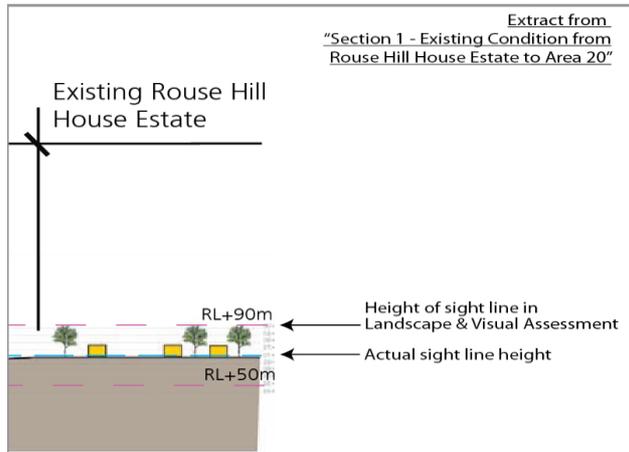


Figure 2: Exploded view of the origin of the sight lines.

When the dotted section line on Section 1 is located on ground level at Rouse Hill House Estate this will change the assumptions in terms of the height of buildings required to preserve the view corridor from Rouse Hill House. **Figure 3** below shows the updated dotted line from ground level and it is questionable whether the view of the site can be seen over the ridge located between Worcester Road and Cudgegong Road.

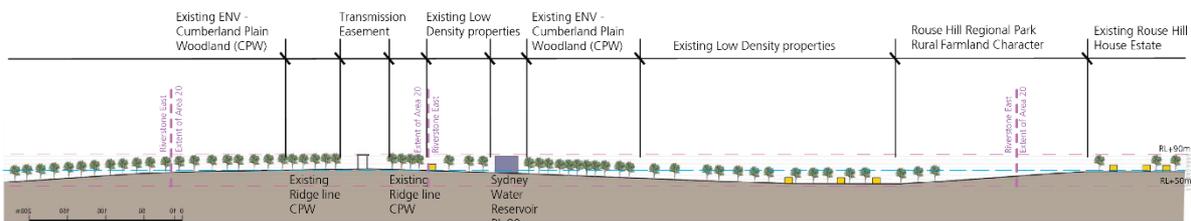


Figure 3 Actual Sight Line shown in blue.

If it is only the canopy of trees that can be seen in the view corridor from Rouse Hill House then the building heights on the site could be increased and remain out of view from Rouse Hill House.

This additional height would need to be considered in the context of broader Draft Precinct Plan and it is requested that given the identified anomaly in Section 1, the Department of Planning and Environment test whether a 12 metre high building on the site could be viewed from Rouse Hill House. It is noted that the height limit of properties in the proposed R3 zone that are of a similar distance to the proposed Cudgegong Railway Station have a height limit of 12 metres.

It is noted that a four storey residential building is currently being constructed opposite the subject site on the corner of Cudgegong Road and Rouse Hill Road which could also be accommodated on the subject site if a 12 metre height limit was imposed.

We question the need for a collector road to be located along the southern side of the boundary of the subject site when its interface is with the nature reserve which is likely to be required by Blacktown Council to be fenced off with a dog proof fence. Macquarie Road to the north forms part of the exiting road pattern and is wide enough to be converted to a collector road as identified in the Draft Precinct Plan, and will provide access from Cudgegong Road to Tallawong Road.



We trust that the information in this letter allows the Department of Planning and Environment to review the Section Plan No. 1 in the *Landscape and Visual Assessment Report* prepared by Cox Richardson and Place Design Group, to determine whether the proposed height limits on the site are based on accurate base data and whether the aims of the Draft Precinct Plan are being achieved.

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 in a cursive style.

**WARWICK GOSLING**  
**DIRECTOR**

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Reviewed: \_\_\_\_\_

A handwritten signature in black ink, appearing to be initials 'E. L.', written in a cursive style.