



planning consultants

16 December 2014
Our Ref: 8789A.1WG

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

Att: Ms Evelyn Iverson

Exhibition to Amendments to Controls Relating to Area 20

DFP Planning has been engaged by Fouberg Pty Ltd to review the proposed amendments to the Area 20 development standards contained within the State Environmental Planning Policy (Sydney Region Growth Centres) 2005, Appendix 6 Area 20 Precinct Plan (SEPP Growth Centres) and if warranted make a submission to the Department of Planning and Environment.

DFP and our client wish to advise the Department of Planning and Environment that the amendments to increase the height limit that applies to 65 Cudgegong Road, Rouse Hill up to 26 metres is fully supported and we are pleased with this amendment.

Our clients were in the process of preparing a Development Application for a residential flat building on the site, however as the previous height limit restricted buildings to a maximum height of 16 metres, it was not possible to design a building that provided a floor space ratio close to the 1.75:1 FSR that applies to the site. In the application that was being prepared, the FSR that was achievable on the site was closer to 1:2:1 which represented a significant underdevelopment of the site. The new height limit of 26 metres will enable a residential flat building on 65 Cudgegong Road which can be designed to achieve the floor space ratio of 1.75:1.

Our client eagerly anticipates the gazettal of the amendments as they are keen to pursue lodgement of a Development Application that achieves the 26 metre height limit and allows the floor space ratio on the site to be achieved.

DFP trusts that the information contained in this letter is self-explanatory, however should there be any further queries, please do not hesitate to contact Warwick Gosling on 9980 6933.

Yours faithfully
DFP PLANNING PTY LTD

WARWICK GOSLING
DIRECTOR

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Reviewed: _____



Our office will be closed from midday on Wednesday 24th December 2014 and re-open on Monday 5th January 2015.

May we take this opportunity to wish you a Happy Christmas and prosperous New Year. We look forward to working with you again in 2015.