

19 December 2014

**Planning Submission for Mr & Mrs Fitzgerald****Site: 54 Terry Road, Rouse Hill (Lot 132 DP 208203)**

On behalf of Mr & Mrs Fitzgerald owners of 54 Terry Road, Rouse Hill, we provide the following submission in relation to the proposed amendments to the Planning Controls with Area 20 precinct of the North West Growth Centres.

**We seek an amendment to the Draft *Height of Buildings Map* to increase the minimum building height for the land from 8.5m (I) to 12m (M).**

The amendment would bring the maximum building height for the subject land into line with the proposed Floor Space Ratio (S) and Residential Density (T) for the subject land and land adjoining the site to the south & east.

The proposed Height of Buildings map shows a strip of land including the subject land with a 8.5m (I) classification which is inconsistent with the underlying zoning R3, the ILP (medium density), Floor Space Ratio (1.75) & Residential Density (25 d/ha).

These planning controls all support the provision of three (3) storey flat buildings under R3 but this would be prevented on the subject land with no apparent justification due to the proposed 8.5m height limitation.

**In effect, why is the subject land mapped with a lower building height than adjoining & similar land types & zones?**

The subject land is also identified as the preferred location for *Neighbourhood Services* and as such the 8.5m (I) height limit would prevent the provision of innovative commercial & shop top housing product being provided on the land as this form of development would exceed the nominated height limit.

We attached mapping showing the suggested modification to the Area 20 *Height of Buildings Map* showing where the 8.5m (I) height should be increased to 12m (M).

We look forward to Planning NSW's favourable consideration of this submission.

Please contact the undersigned on 0408 466 751 if you wish to discuss our submission further.



Andrew Halmarick

Director