



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 100 DP 1049793
1 Rouse 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 Garden Pty Ltd who has entered into an option agreement to purchase the subject property. See location of land at **Figure 1**.



Subject Site

Figure 1

It is noted that the majority of the subject property is zoned R3 Medium Density Residential, while the rear portion of the property is zoned RE1 Public Recreation under SEPP (Sydney Region Growth Centres) 2006. That part of the subject site that is zoned R3 Medium Density Residential is afforded a maximum building height of 12m and an FSR of 1.75:1.

That portion of the site (cnr Rouse Road and Windsor Road) previously reserved for road widening has now been taken and constructed however as a result of such road widening an embankment of about 4-5m in height has been created so any future development on the subject site would abut this newly formed embankment.

In order for the land be developed in a manner that will maximise the 1.75:1 FSR control and compliment its corner location, the building height control for this land should be increased to 16m.

Yours sincerely,



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