

25 June 2018

Lina Kakish  
(Manager Development Assessment)  
&  
Michael Oliveira  
(Senior Development Planner)  
Liverpool Council  
33 Moore Street  
Liverpool NSW 2170

Dear Lina/Michael

#### **DA-779/2017: FPA RESPONSE TO THE DEP MINUTES OF THE MEETING OF 22 MAY 2018**

Fraser's Property (FPA) thanks both parties and appreciated the opportunity to take the Design Excellence Panel (DEP) and Liverpool City Council (LCC) representatives for a guided tour through the completed portion of the Display Village as part of the DEP meeting on the 22<sup>nd</sup> May 2018.

The tour included five (5 off) completed townhome typologies with the remaining homes that make up the strata block in the order of 85% complete. This 1:1 scale proto-type of a typical strata block; which included a landscaped and paved mews road, fully informed the DEP and LCC of Fraser's intentions. DEP members in the meeting of the 22<sup>nd</sup> May, noted they only truly understood the proposal and design (having had earlier meetings) after going through the display village. The construction of the display village has provided stakeholders including the public, authorities and purchasers, with transparency of FPA's intentions.

The DEP meeting members, commended "the new hybrid typology and mix of dwelling sizes proposed". On this basis FPA released the townhomes for sale to the public the following morning, with confirmation from DEP meeting attendees (incl. LCC representatives) that it had no reason to withhold the release due to any outstanding concerns. Since this release of the 23 May we have sold sixty-seven (67 off) homes.

The DEP minutes included the following statement:-

- The Panel was previously advised by the Applicant that the units are a minimum of 4 metres wide internally. However, the drawings show some of the 2-bedroom units are only 3.7 metres wide internally. In the Panel's view, living rooms or combined living/dining rooms must have a minimum internal width of 4 metres for 2 and 3-bedroom units.

FPA challenges the statement that it previously represented a minimum 4m "internal" width for its two-bedroom townhomes. FPA and our design team measured dwelling width from the centre-line of party walls as is typically the case for terrace homes. The approved design guidelines and table 3 (see below extract) being silent on where dwelling width is measured from.

Dwelling width	Dwellings have a minimum width of 4m
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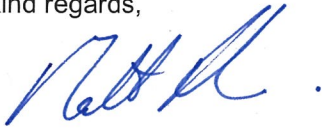
While stating this FPA do acknowledge the perceived non-compliance with Design Solutions of the concept plan approved Design Guidelines from a measurement only perspective, believing we have achieved compliance of the Performance Criteria in the same approved Design Guidelines.

In summary, FPA have released and sold homes within Ed Square – Residential Precinct Stage 1. Purchasers having being sold the subject townhomes as per the constructed Display Village, with dimensions of rooms being clearly stated on marketing and contract plans. On this basis Fraser's request approval for Stage 1 homes as per the DA-779/2017 in their current configuration.

In requesting this, Frasers commits for future stages and precincts (having not made the current stated commitment to purchasers under contract) to a minimum internal width for living rooms and combined living/dining rooms of 4m for its two(2) and three(3) bedroom townhomes as requested by the DEP and LCC.

We appreciate the response to this new and innovative housing type from the DEP and the support of LCC in the above matter and look forward to the approval of DA-779/2017.

Kind regards,



**Mathew Kuhn**  
**Frasers Property Australia Pty Limited**

cc. Simon Twiggs, Nigel Edgar