

14 July 2022

Planning Panels Secretariat
4PSQ 12 Darcy Street
Parramatta NSW 2150

**Attention: Abigail Goldberg, Chair
Sydney Central City Planning Panel**

Dear Ms Goldberg

I write to you to regarding the development at 36-41 Oxford Street, Epping, which was lodged in December 2021. As you know, I have had no option but to commence a "deemed refusal" appeal as Council was taking over 6 months to get approval, without any indication of when I would receive an approval.

Even after commencing the appeal in May, Council's lawyers have been unable to comply with the Court's timetable and have asked for two extensions to file their statements, and I still have not seen what Council's issues are so that we can respond.

I understand that one of the main issues with the development application is that it seeks an overall total of 317 spaces with a 6-storey basement carpark, to satisfy what the market wants. Council disagrees and says this is above the maximum requirements of the DCP. Based on the request for information before the court case, I am aware of other issues with the main DA, but these are not contentious. We have already prepared our response to the RFI.

It has been brought to my attention that the existing concept development consent granted by Parramatta Council on 12 March 2018, allows for 299 car spaces and building envelope shape. I write to you now to say that we are willing to accept 299 parking spaces and see no reason why the application should be refused at the upcoming meeting scheduled for 21 July 2022. It is only Council's policy to recommend a refusal when they have to go to Court.

Please confirm whether you are able to support 299 car spaces and the building, so that the parties can stop wasting time and money on this appeal. My main concern is getting a proper approval from Council so that we can start building.

Kind regards,
MERITON GROUP



MR HARRY TRIGUBOFF AO
Managing Director